

#107, #108, #109 23288 FRASERWOOD WAY, RICHMOND
BRAND NEW INDUSTRIAL SPACE AT CATALINA CORPORATE CENTRE

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

AMAN KUNDI

PERSONAL REAL ESTATE CORPORATION

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Overview

Situated at #107, #108, & #109 23288 Fraserwood Way in Richmond, this industrial property offers a total of 9,402 square feet of combined industrial and office space. It has 6,330 Square feet of ground floor warehouse space and 3,072 sq ft of second floor office space. Comprising of three continuous strata units, the property is currently leased out to a single tenant at the prevailing market lease rate.

Investment Highlights



TENANT STABILITY

The entire property is leased out to a single tenant, ensuring stable and consistent rental income.



MARKET LEASE RATE

Currently leased at the market lease rate, reflecting competitive pricing in the area.



LEASE ESCALATIONS

The lease agreement includes escalations, providing an additional layer of income growth for the investor.



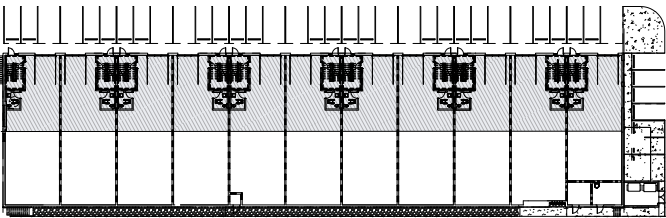
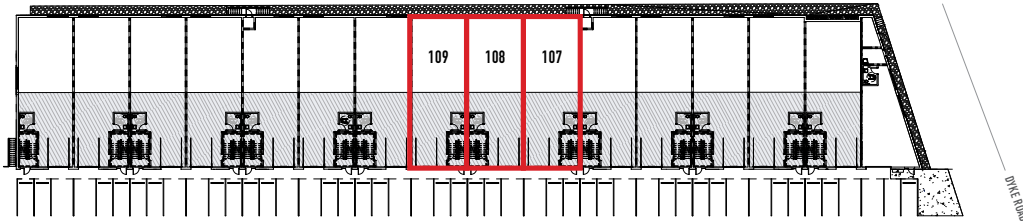
APPRECIATION POTENTIAL

With its strategic location and current market trends, the property presents an opportunity for appreciation over time.

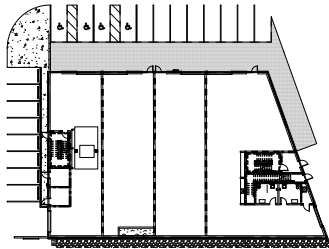
This is an excellent investment opportunity for those seeking a stable income stream with growth potential. The combination of a strong lease agreement, escalations, and the property's strategic location positions it as an attractive prospect in the competitive industrial real estate market.



BUILDING 1



BUILDING 2



BUILDING 3

Salient Facts



SIZE

+/- 9,402 SQFT



PID

011-082-488



PARKING

9 Stalls



PRICE

Contact Listing Agent



ZONING

IL (Light Industrial)

Property Highlights



+/- 82,306 SF brand new industrial small bay warehouse space across two buildings



IL light industrial zoning



Insulated concrete tilt-up panels and built in concrete mezzanine



26' clear ceiling height



12'w x 14'h front grade loading



ESFR fire protection system



Warehouse includes LED lighting and gas fired unit heaters and ceiling fans



200 amp at 120 volt, 3 phase electrical service per unit



Ground level: 500 lbs/SF
Mezzanine level: 100 lbs/SF

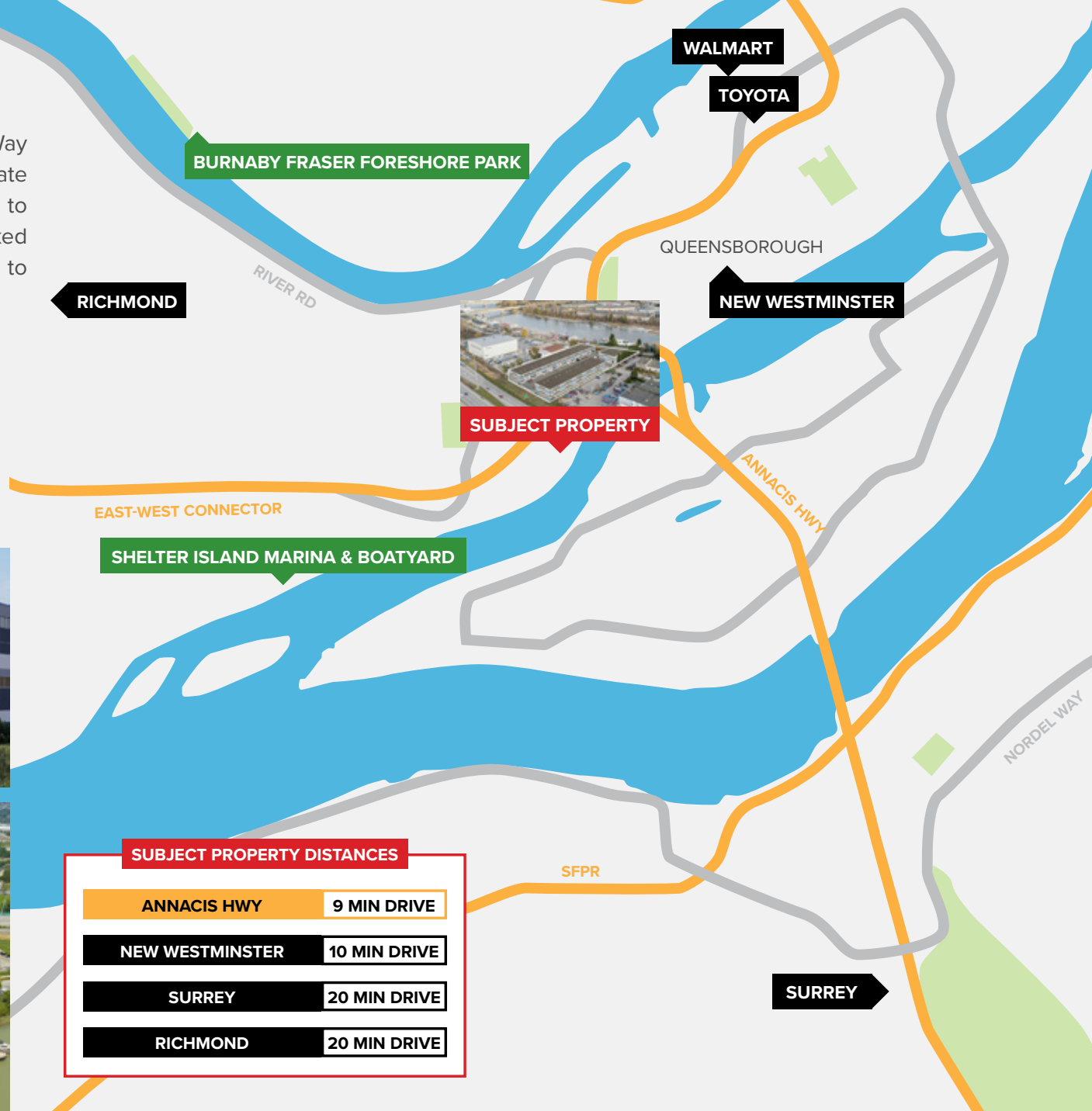
Location

The strategic location of 23288 Fraserwood Way provides businesses with exceptional corporate branding opportunities and unparalleled access to Metro Vancouver. The property is conveniently linked to Highway 91, facilitating seamless connectivity to Highway 99 and Highway 17.

For More Information Contact

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SUBJECT PROPERTY DISTANCES

ANNACIS HWY	9 MIN DRIVE
NEW WESTMINSTER	10 MIN DRIVE
SURREY	20 MIN DRIVE
RICHMOND	20 MIN DRIVE