

FOR LEASE | INDUSTRIAL  
**#202 - 23251 FRASERWOOD WAY**  
RICHMOND, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,076 SF Brand New Industrial Strata Unit**
- ▶ **Catalina Corporate Centre**

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Location

Catalina Corporate Centre is located on Dyke Road in the Graybar area of East Richmond, with direct exposure to Highway 91. The location provides businesses with excellent corporate branding opportunities and unparalleled access to Metro Vancouver via Highway 91 connecting to Highway 99 and Highway 17. The property will also benefit from views of the Fraser River to the south.

Features

- ▶ Insulated concrete tilt-up panels
- ▶ Built-in concrete mezzanine
- ▶ 26’ clear ceiling
- ▶ 12’ x 14’ automatic grade loading door
- ▶ ESFR sprinkler system
- ▶ 200 amp 120 volt 3-phase electrical service
- ▶ 500 lbs PSF ground floor load capacity
- ▶ 100 lbs PSF mezzanine floor load capacity
- ▶ LED warehouse lighting
- ▶ Gas-fired unit heaters and ceiling fans in warehouse
- ▶ Three (3) parking stalls (including loading area)
- ▶ Handicap accessible bathroom on the main floor
- ▶ HVAC system for second floor mezzanine
- ▶ 16’ clear ceiling under the mezzanine
- ▶ Automatic LED lighting throughout the unit
- ▶ Drainage rough in for a second floor bathroom or kitchen

Zoning

IL (Light Industrial)

Available Areas

Ground floor	2,052 SF
Second floor mezzanine	1,024 SF
Total	3,076 SF

Basic Lease Rate

\$16.00 PSF (introductory lease rate for year 1 only)

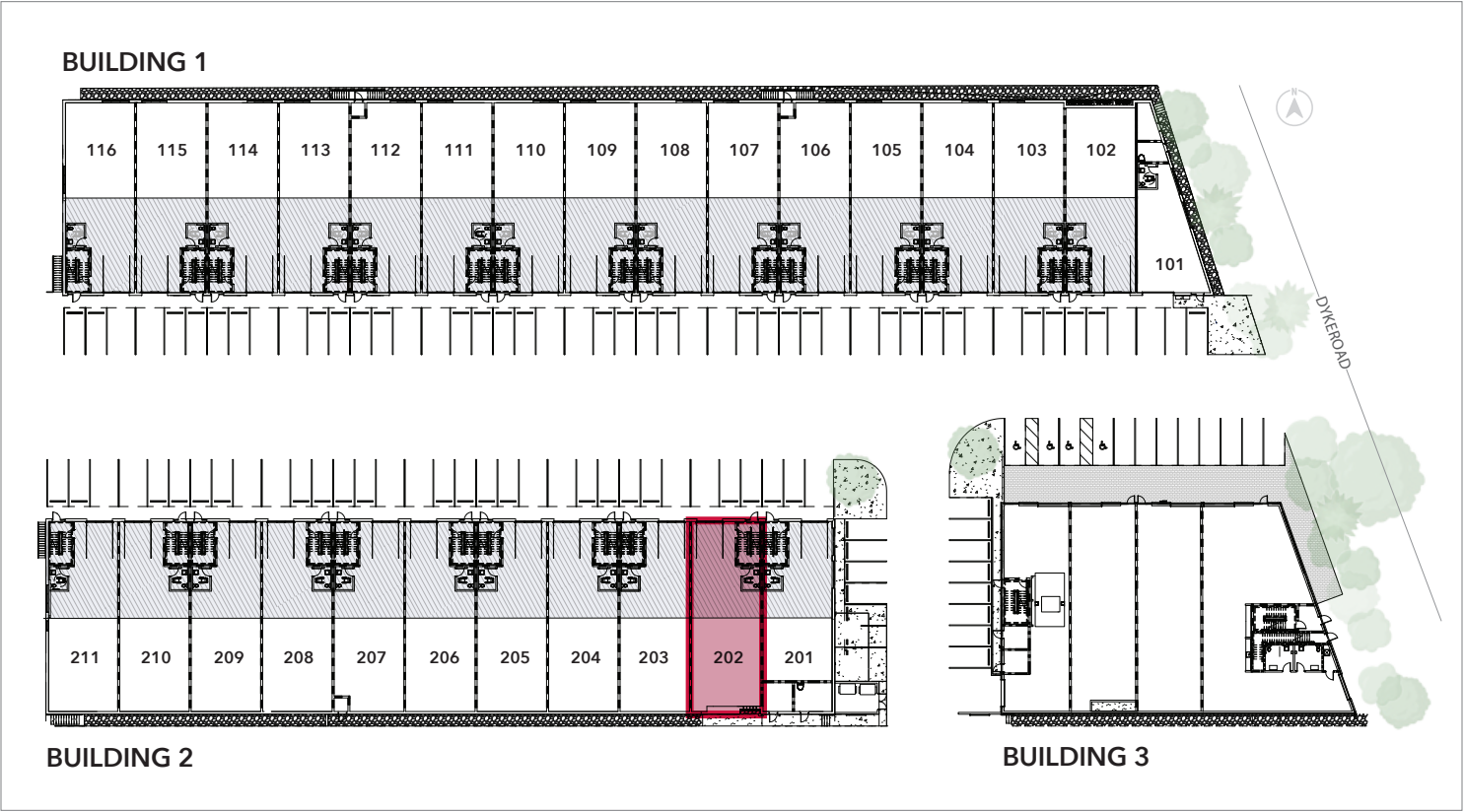
Taxes & Operating Costs

\$7.72 PSF (2025 estimate)

Availability

Immediate

Site Plan







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