

FOR SALE

22111 FRASERWOOD WAY • RICHMOND, BC



16,207 SF FREESTANDING BUILDING LOCATED ON 1.043 ACRES



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LOCATION

The subject property is in East Richmond just off Westminster Hwy and Hwy 91 just before the Alex Fraser Bridge. Its location allows for easy access to Annacis Island, Delta and Surrey via Hwy 91 and Hwy 17 (South Fraser Perimeter Road), as well as Burnaby and the Tri-Cities area via the Queensborough Bridge.

AVAILABLE AREA

GROUND FLOOR	10,407 SF
SECOND FLOOR	5,800 SF
TOTAL AREA	16,207 SF



PROPERTY HIGHLIGHTS

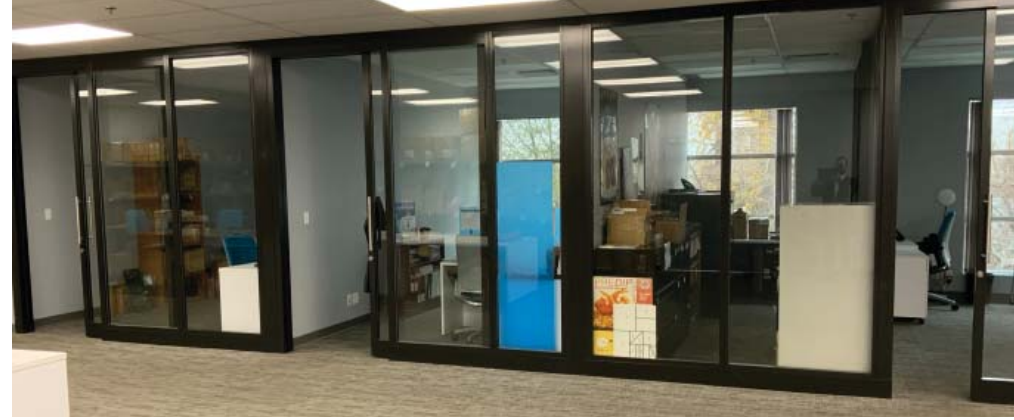
- Excellent exposure on the Westminster Hwy overpass
- River views
- Quality concrete tilt-up construction
- 22 ft clear ceiling height
- Dock and Grade level loading doors
- 3 Phase Power 600 V / 200 Amp
- Existing high end second floor office space
- Air-conditioning in office
- Full commercial kitchen and staff room area
- Fully sprinklered
- Gated parking and loading area
- 31 on-site parking stalls

ZONING

IB1 (Industrial Business Park)

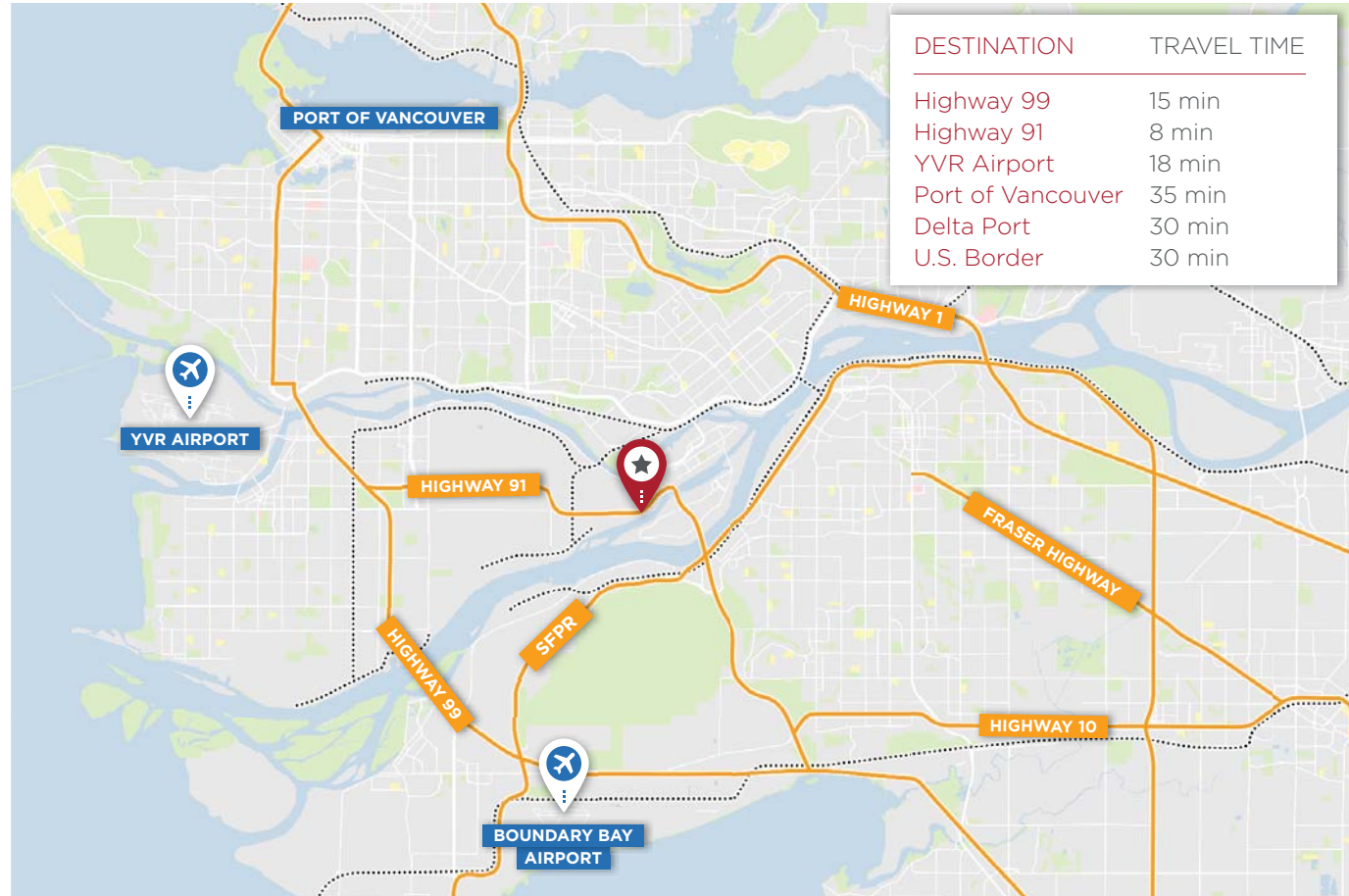
ASKING PRICE

Contact Listing Agents



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