



SERIES

BUSINESS CENTRE

1

Industrial Strata FOR SALE

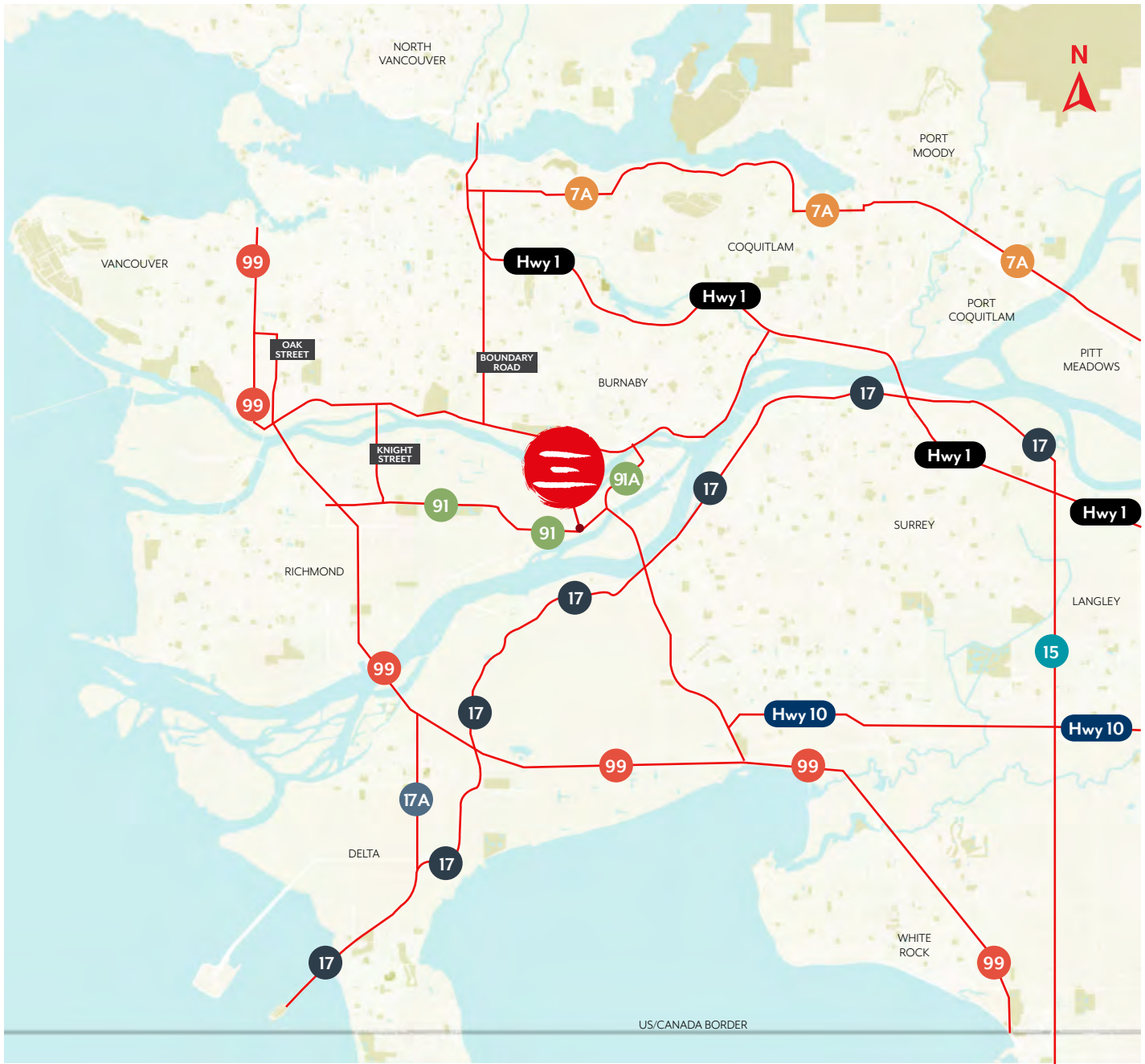
6333 Graybar Road
Richmond, BC



Location

Series Business Centre is situated on Graybar Road in East Richmond. This location affords excellent access to Highway 91 providing quick connections to Highways 99 and 17. The property also allows for easy travel via Westminster Highway. East Richmond is centrally located in the Lower Mainland and is home to many of the city's most prominent tenants including, Kuehne & Nagel, Toyota, T&T Supermarket, Volkswagen, and Ingram Micro.





OVER 500,000
EMPLOYEES WITHIN A
20-MINUTE DRIVE



5 KM TO QUEENSBOROUGH LANDING;
200,000 SF OF RETAIL INCLUDING BANKS
AND RESTAURANTS



20 MINUTES TO THE
CANADA/US BORDER



15 MINUTES TO THE
VANCOUVER INTERNATIONAL
AIRPORT



HIGHWAY 91 AND THE EAST/WEST CONNECTOR
PROVIDE EASY ACCESS TO ALL OF GREATER
VANCOUVER AND THE USA



20 MINUTES TO THE
TSAWWASSEN FERRY
TERMINAL



30 MINUTES
TO DOWNTOWN
VANCOUVER



IMMEDIATE ACCESS TO HWY 91, ALEX
FRASER BRIDGE, AND THE SOUTH FRASER
PERIMETER ROAD INTERCHANGE

Opportunity

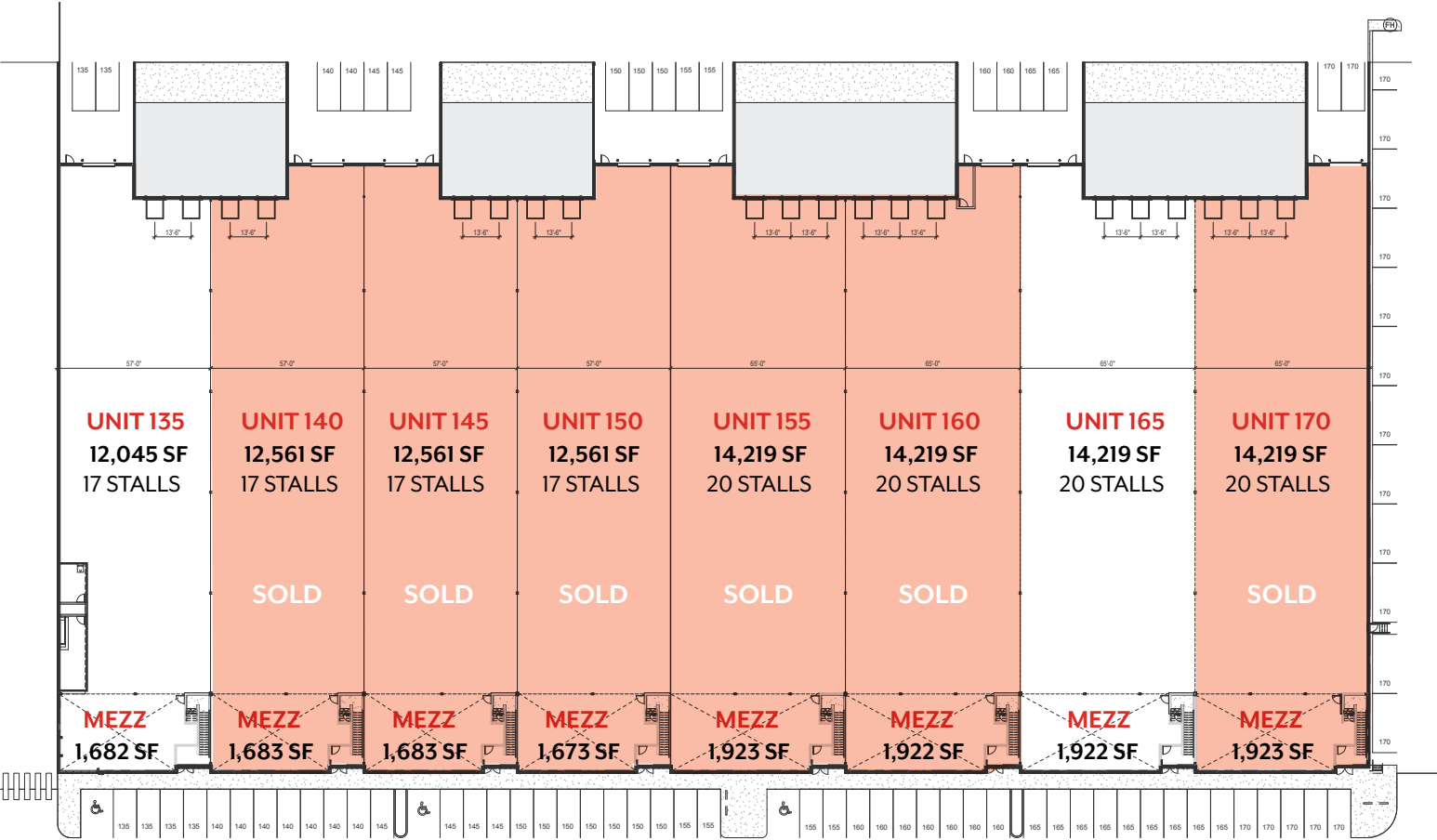
Series Business Centre offers businesses the opportunity to purchase high-quality warehouse space in the highly sought-after Richmond industrial market. Series is a three-building development situated on 12.82 acres of land. This modern warehouse provides users with 26' ceilings, dock and grade loading, efficient column spacing, 3-Phase Power, insulated concrete tilt-up construction and ESFR sprinklers. The project is designed and constructed by Beedie, the largest private industrial developer in Western Canada.

Building Specs

- Insulated concrete tilt-up panels
- Dock and grade loading
- 26' clear warehouse ceiling heights
- ESFR sprinklers
- One (1) washroom in every unit
- Warehouse skylights
- 3-Phase Power with 200 amp panel @ 347/600 Volt
- Interior warehouse walls painted white
- IL (Light Industrial)
- Structural steel mezzanine designed to 100 lbs per SF
- LED warehouse lighting



Site Plan



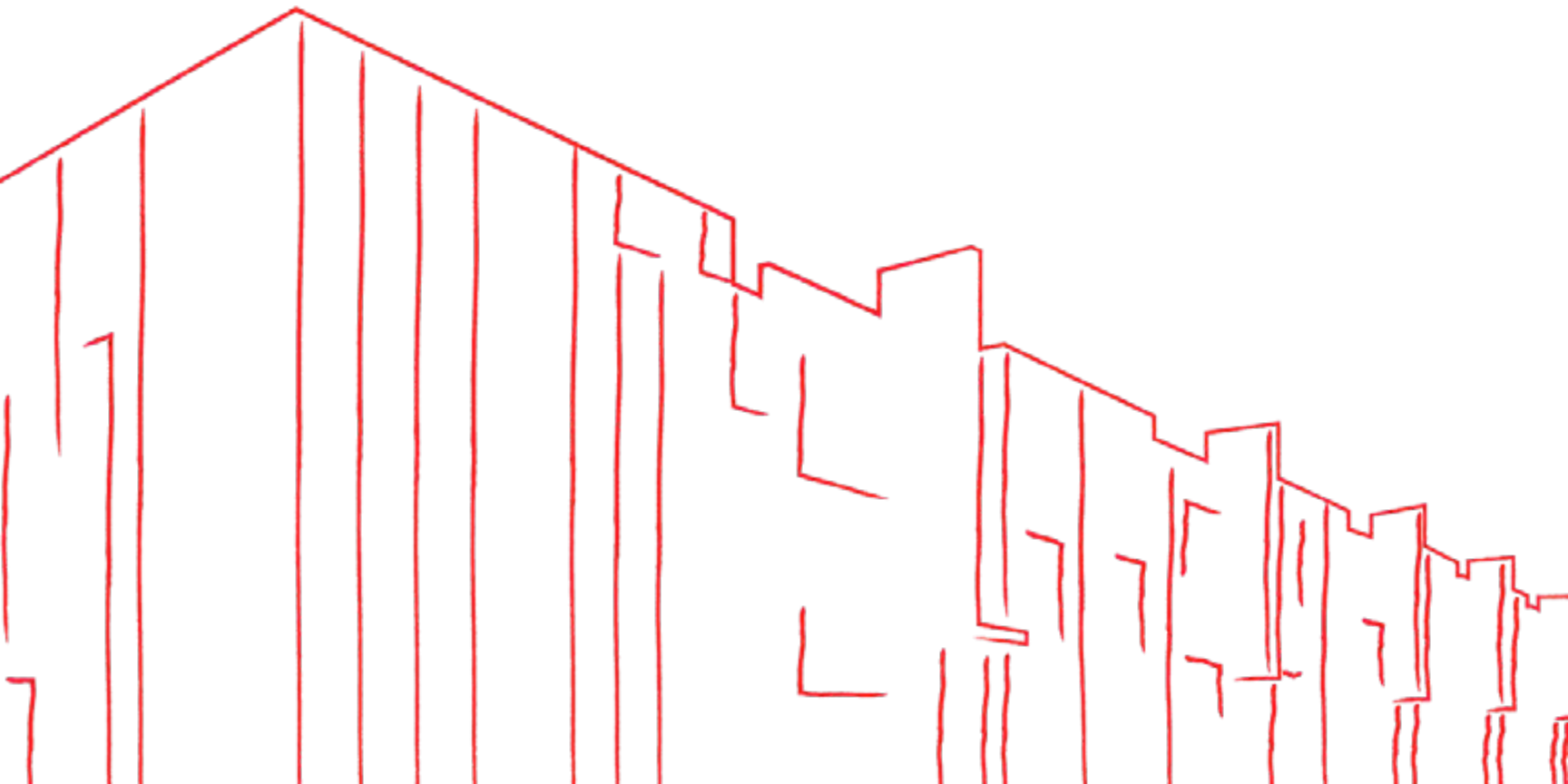
 SOLD

UNIT	PRELIM STRATA PLAN SF	MEZZANINE SF	TOTAL UNIT SIZE SF	PARKING STALLS	DOCK LOADING	GRADE LOADING
135	12,045	1,682	13,727	17	2	1
140	12,561	1,683	14,244	17	2	1
145	12,561	1,683	14,244	17	2	1
150	12,561	1,673	14,234	17	2	1
155	14,219	1,923	16,142	20	3	1
160	14,219	1,922	16,141	20	3	1
165	14,219	1,922	16,141	20	3	1
170	14,219	1,923	16,142	20	3	1

Developer

Since 1954, we've combined innovation and craftsmanship to bring new possibilities to life. Today, we are one of Western Canada's largest industrial and residential developers with over 800 acres of industrial land holdings and have completed more than 25 million square feet of new development. Our integrated structure allows us to implement the highest construction and design standards, and our legacy of relationship building enables us to deliver projects that drive commercial value. Whether an industrial facility or a residential high-rise, we have an unmatched track record of creating environments where businesses can prosper, and people can thrive.

Beedie/





SERIES

BUSINESS CENTRE



Bruno Fiorvento*
Executive Vice President
T +1 604 998 6006
C +1 604 551 1863
Bruno.Fiorvento@am.jll.com

Casey Bell*
Vice President
T +1 604 998 6014
C +1 604 340 3173
Casey.Bell@am.jll.com

Beedie



DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00. ©2019 Jones Lang LaSalle. All rights reserved. *Personal Real Estate Corporation