

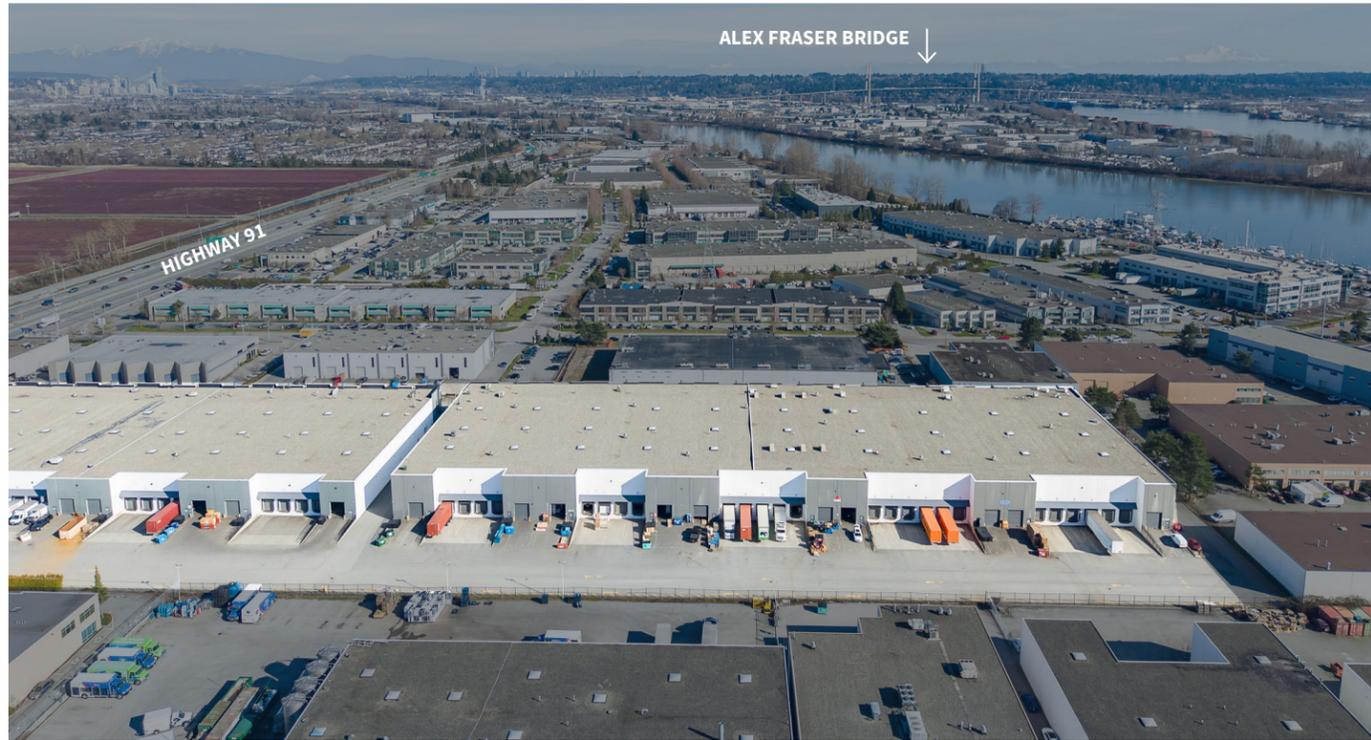
For Sale or Lease

14,251 SF

Unit 183 - 6355 Graybar Road, Richmond

SERIES BUSINESS CENTRE 3 DEVELOPED BY BEEDIE





Building Features



32' CLEAR CEILING HEIGHTS



ESFR SPRINKLERS



3-PHASE POWER, 200 AMP AT 347/600 VOLTS



CONCRETE TILT-UP CONSTRUCTION



HIGH EFFICIENCY LED LIGHTING IN WAREHOUSE



1 WASHROOM



THREE (3) 6'X6' SKYLIGHTS



IL - LIGHT INDUSTRIAL ZONING



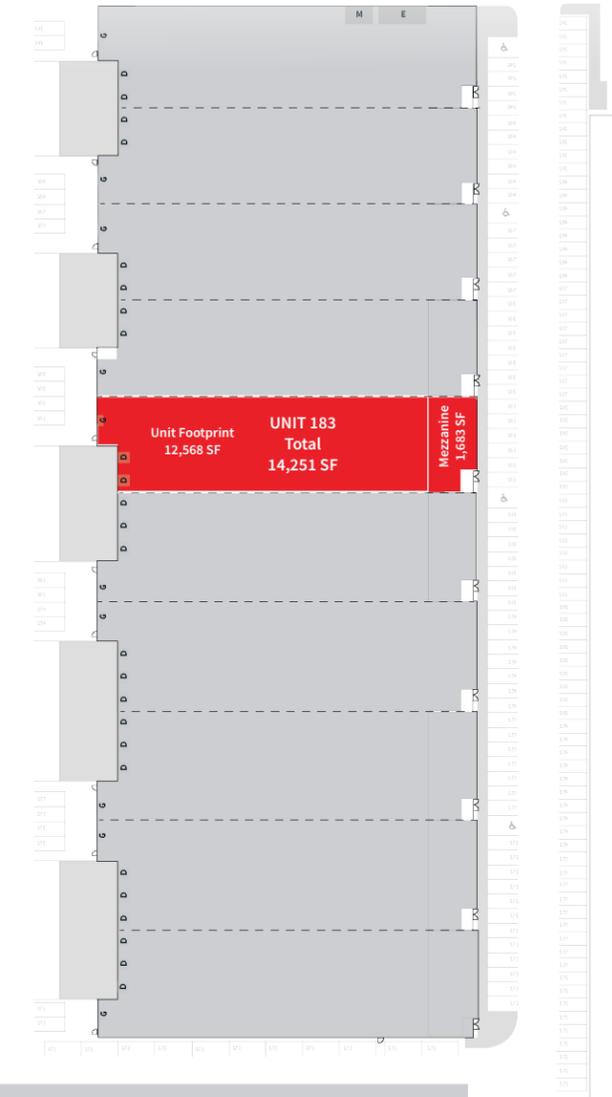
AVAILABLE SEPTEMBER 1, 2026



17 PARKING STALLS



TWO (2) DOCK & ONE (1) GRADE LOADING



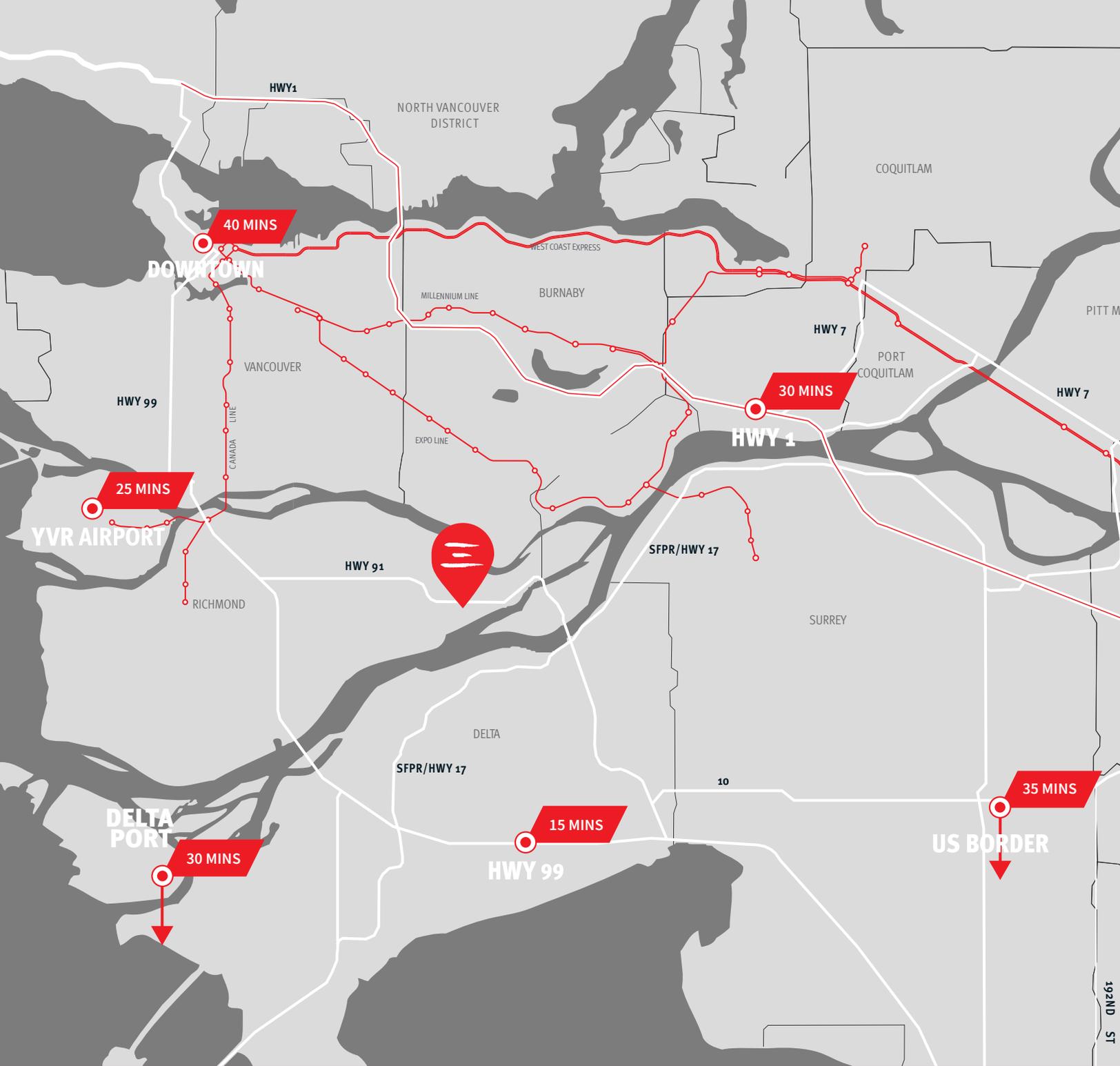
Available Space	Unit footprint	Mezzanine	Total
Unit 183	12,568 SF	1,683 SF	14,251 SF



Sale Price
\$7,624,285 (\$535 PSF)

Asking Rate
\$18.95 PSF shell

Additional Rent
\$7.80 PSF (2026 est.)



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