

FOR SALE OR LEASE

NEW STANDARD FOR MODERN INDUSTRIAL SPACE IN MISSION



**CADE BARR
BUSINESS PARK**

100,000+ SF OF BRAND NEW INDUSTRIAL SPACE

TIER 1 CONSTRUCTION | IMMEDIATE OCCUPANCY | LARGE-FORMAT OPPORTUNITY



8650 DEWDNEY TRUNK ROAD, MISSION, BC

DEVELOPED BY



BUILT BY



MARKETED BY





CADE BARR
BUSINESS PARK

8650 DEWDNEY TRUNK ROAD

THE PROJECT

Cade Barr Business Park is a master-planned industrial development spanning 18.2 acres at the prominent intersection of Dewdney Trunk Road and Cade Barr Street in Mission, BC. This project brings modern, Tier 1 industrial space to one of the Fraser Valley's most supply-constrained submarkets.

Phase 1, consisting of Buildings A and B, is now complete and ready for occupancy.

THE OPPORTUNITY

Building A offers a rare chance to secure 100,955 SF of brand new, contiguous industrial space available for sale or lease as a full building.

Purpose-built for modern logistics, manufacturing, and distribution operations, this facility delivers the scale and long-term flexibility within Metro Vancouver's tightening market.

 LONG-TERM FLEXIBILITY IN A TIGHTENING 100,000+ SF MARKET

 THE MOST COST-EFFECTIVE MODERN INDUSTRIAL SPACE IN THE LOWER MAINLAND

 SPACES RANGE FROM 16,116 SF - 100,955 SF

 PHASE 1 COMPLETE - READY FOR OCCUPANCY



BUILDING A


100,955 SF OF CONTIGUOUS OPPORTUNITY


Demised configuration shown. Available for single-user lease or sale.


Unit	Main (SF)	Mezzanine (SF)	Total (SF)
SL 19	18,955	1,124	20,079
SL 20	14,324	1,792	16,116
SL 21	14,324	1,792	16,116
SL 22	14,324	1,792	16,116
SL 23	14,324	1,792	16,116
SL 24	14,588	1,824	16,413
Total	90,838	10,117	100,955


The registered strata plan reflects individual demising; however, Building A may be leased or acquired entirely, offering 100,955 SF of contiguous industrial space.


FEATURES


 1 grade door (12'x14') per unit complete with high lift and power operators


 32' clear ceiling height

 8" concrete slab with 700 lbs/SF live load bearing capacity

 2 - 3 dock doors per unit, complete with 8'x10', 40,000 lbs static capacity hydraulic levelers, seals and bumpers

 Insulated steel overhead doors, with track guards to the interior

 3 phase, 200 amp @ 600 volt power supply per unit (1,600 amps per building)

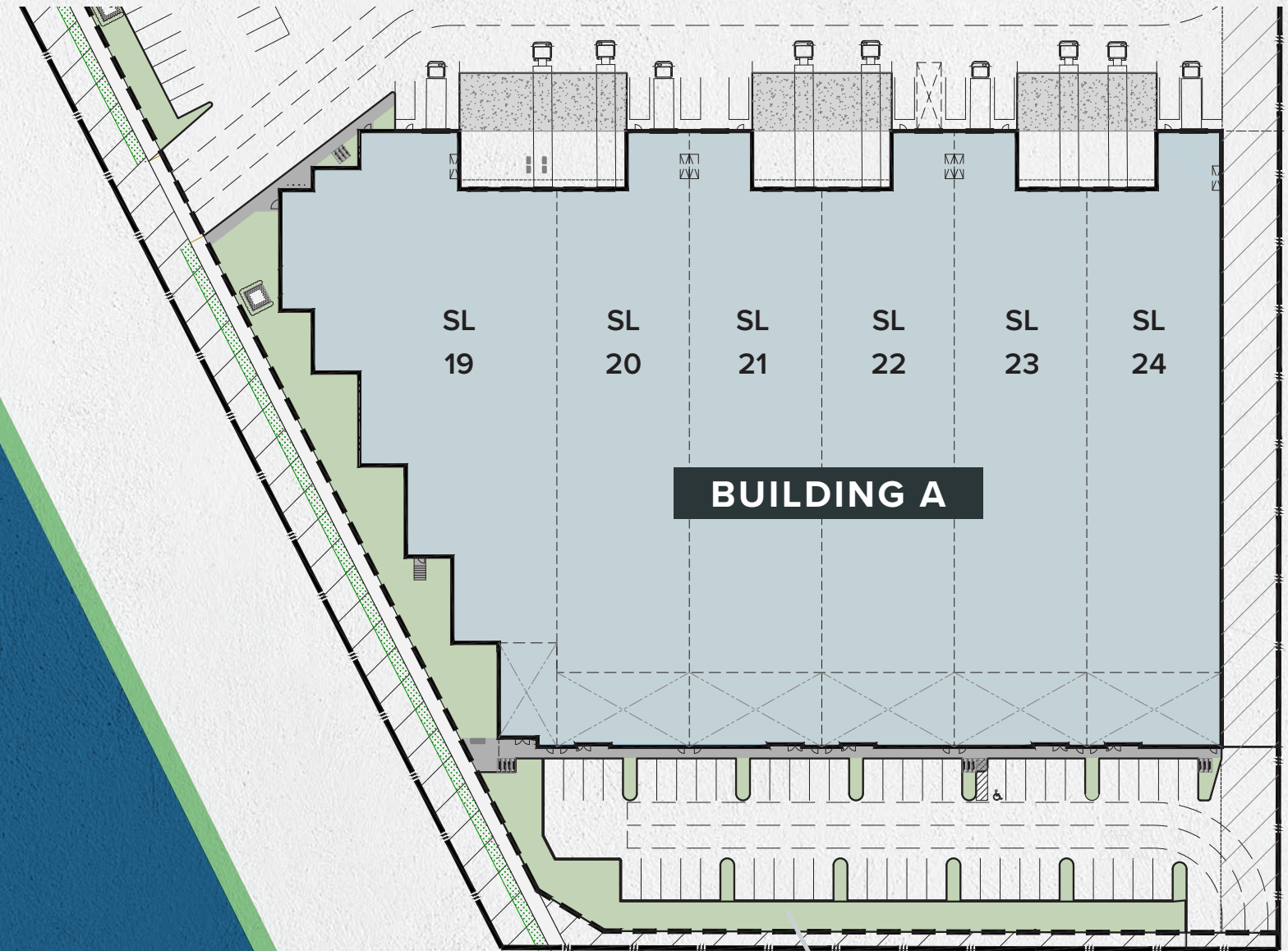
 **Building A:** 13 dock doors, 6 grade loading doors

 **Parking**
Building A: 75 stalls

 ESFR sprinklers

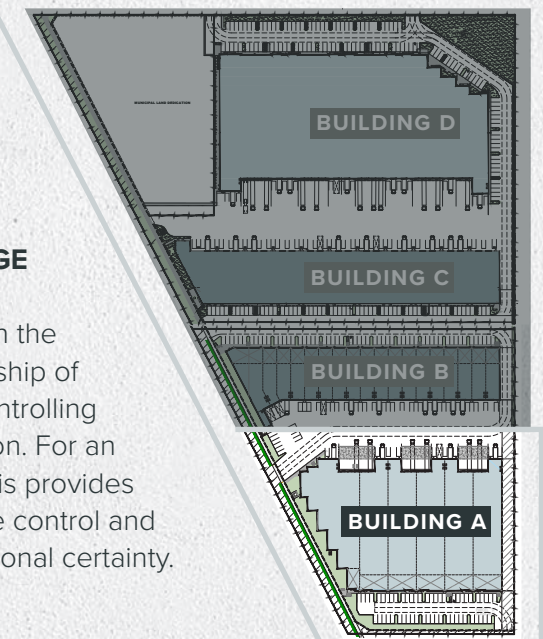
 2 - 3 skylights per unit

 1 washroom per unit



STRATA CONTROL ADVANTAGE

Buildings A and B are within the same strata, with ownership of Building A effectively controlling the strata corporation. For an owner-occupier, this provides enhanced governance control and long-term operational certainty.



LOWER MAINLAND ACCESS. FRASER VALLEY ADVANTAGE.

Cade Barr Business Park is strategically located in Mission, BC, approximately 70 kilometres east of Downtown Vancouver, providing access to the broader Lower Mainland industrial network while benefiting from Fraser Valley operating economics.

The property offers efficient connectivity to:

- ✓ Highway 1 via established regional corridors
- ✓ Primary truck routes serving the Fraser Valley
- ✓ The U.S. border and cross-border trade gateways
- ✓ The West Coast Express commuter rail network

This location enables occupiers to maintain regional distribution efficiency while operating outside the congestion and cost pressures of core Metro Vancouver markets.

Mission also provides close proximity to established residential neighbourhoods, retail amenities, and community services, supporting workforce accessibility without compromising industrial functionality.



MARKET POSITIONED FOR LONG-TERM GROWTH

Mission continues to experience steady population growth, supported by expanding residential development and regional infrastructure investment. With an estimated population of over 41,000 and continued growth across the Fraser Valley, the area provides a strengthening labour base for industrial occupiers.

The Abbotsford–Mission labour market remains resilient, aligned with broader provincial forecasts that anticipate significant workforce demand over the next decade.

As Metro Vancouver’s industrial supply tightens, particularly in the 100,000+ SF segment, occupiers are increasingly evaluating markets that offer both operational scale and workforce accessibility. Mission delivers that balance.



LABOUR ACCESSIBILITY

A strong and growing labour force, with more than 21,000 local workers and access to a broader Fraser Valley talent pool of over 100,000 within regional commuting distances.

THE TEAM

DEVELOPED BY



Cedar Coast is a Vancouver, B.C. based real estate development and investment firm with a 22-year track record of successful outcomes throughout the Pacific Northwest. Approaching each investment decision with a long-term view of creating winning outcomes for investment partners, teams, and communities. Cedar Coast currently has 33 active real estate projects in Canada and the United States.

BUILT BY



With a unified design-build process, Orion paves the way for all industrial and commercial construction, offering solutions-based operations and a superior finished product.

MARKETED BY



Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms—Real Estate Services, Engineering, and Investment Management—we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.5 billion in annual revenues, a team of 24,000 professionals, and more than \$108 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.





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