

# LARGE AND SMALL BAY UNITS AVAILABLE FOR SALE

400,000 + SF OF TIER 1 INDUSTRIAL SPACE



CADE BARR  
BUSINESS PARK



8650 & 8716 DEWDNEY TRUNK ROAD, MISSION BC

\*The rendering shown is a representation of Building A

DEVELOPED BY



BUILT BY



MARKETED BY





8650 & 8716 DEWDNEY TRUNK ROAD, MISSION BC

## THE OPPORTUNITY

Cade Barr Business Park marks Cedar Coast's first development project in the City of Mission. Situated along the northeast corner of the popular Dewdney Trunk Road and Cade Barr Street, the 18.2-acre site will anchor four light-industrial buildings, totaling 400,000 + SF. The project will include viable opportunities for growing businesses and the dedication of a new fire hall servicing the surrounding community of Mission.

## THE PROJECT

Cade Bar Business Park will be comprised of four buildings and host a total area of 400,000+ SF. Located at the most southern and northern points of the site, buildings A and D will offer large bay units with dock and grade loading facilities. Buildings B and C, situated mid-site will provide small bay unit options.

Phase 1, consisting of Building A and B is expected to be completed by Q4 2025, and it will address Metro Vancouver's industrial shortage by offering high-demand spaces in a newly sought after market.

-  400,000+ SF ON 18.2 ACRES
-  LARGE BAY UNITS RANGE 14,374 SF - 20,925 SF
-  SMALL BAY UNITS RANGE 3,814 SF - 8,255 SF
-  FIRST OCCUPANCY - LATE 2025





# Space for Business to Thrive

## BUILDING COMPLETION

### PHASE ONE

BUILDING A: Q4 2025  
BUILDING B: Q3 2025

### PHASE TWO

BUILDING C: To Be Confirmed  
BUILDING D: Future Release



## BUILDING SIZES

### LARGE BAY UNITS

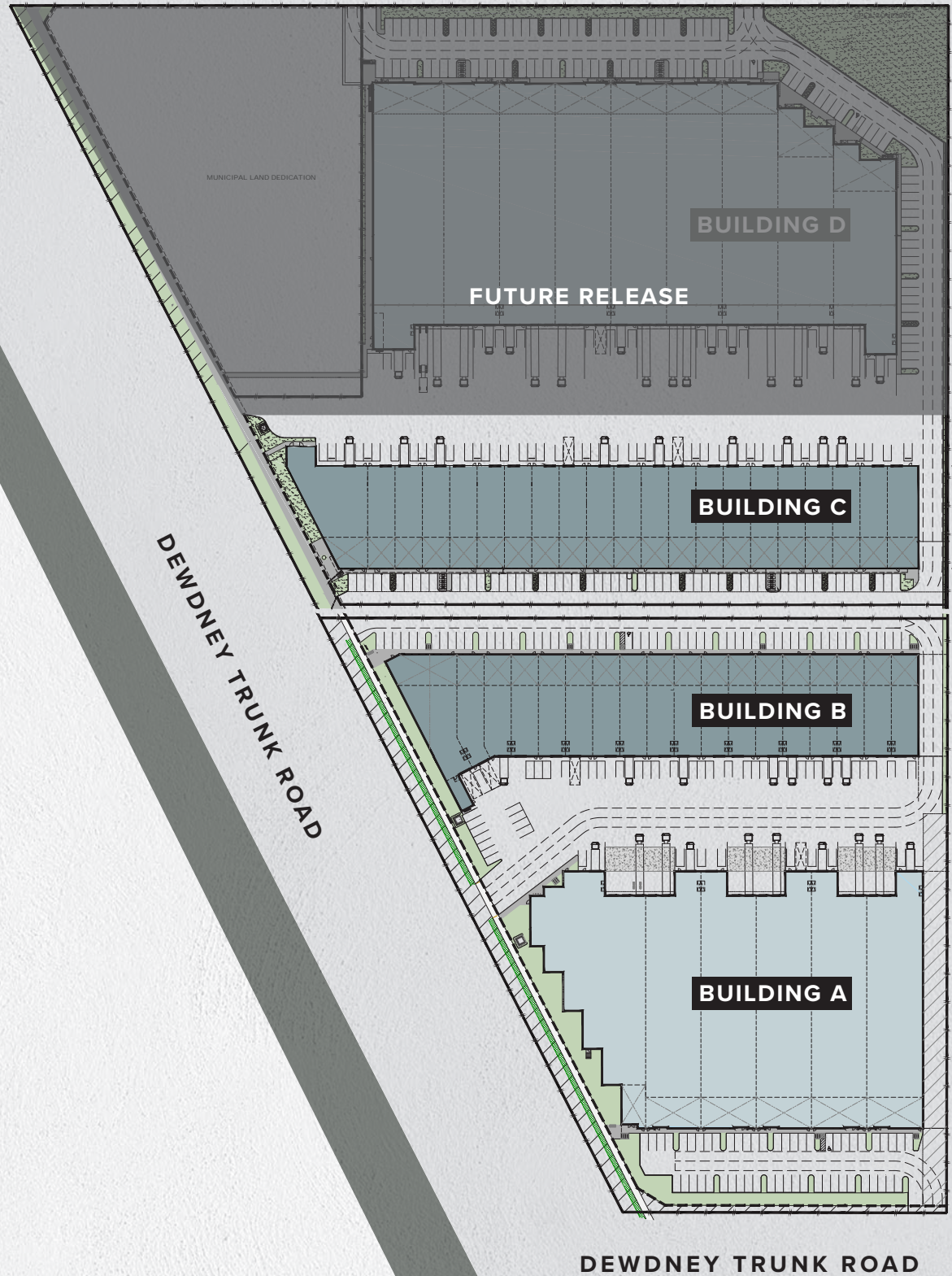
BUILDING A: **101,327 SF**  
Main floor: 91,195 SF  
Mezzanine: 10,132 SF

BUILDING D: **145,730 SF**  
Main floor: 127,958 SF  
Mezzanine: 17,772 SF

### SMALL BAY UNITS

BUILDING B: **74,003 SF**  
Main floor: 56,577 SF  
Mezzanine: 17,426 SF

BUILDING C: **85,002 SF**  
Main floor: 65,744 SF  
Mezzanine: 19,258 SF



LARGE BAY UNITS  
SMALL BAY UNITS



LARGE BAY OPPORTUNITIES

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BUILDING A


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


BUILDING D


FUTURE RELEASE


FEATURES


- 


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


2 - 3 dock doors per unit, complete with 8' x 10', 40,000 lbs static capacity hydraulic levelers, seals and bumpers
- 


Building A: 13 dock doors, 6 grade loading doors  
Building D: 18 dock doors, 9 grade loading doors
- 


2-3 skylights per unit
- 


32' clear ceiling height
- 

Insulated steel overhead doors, with track guards to the interior
- 

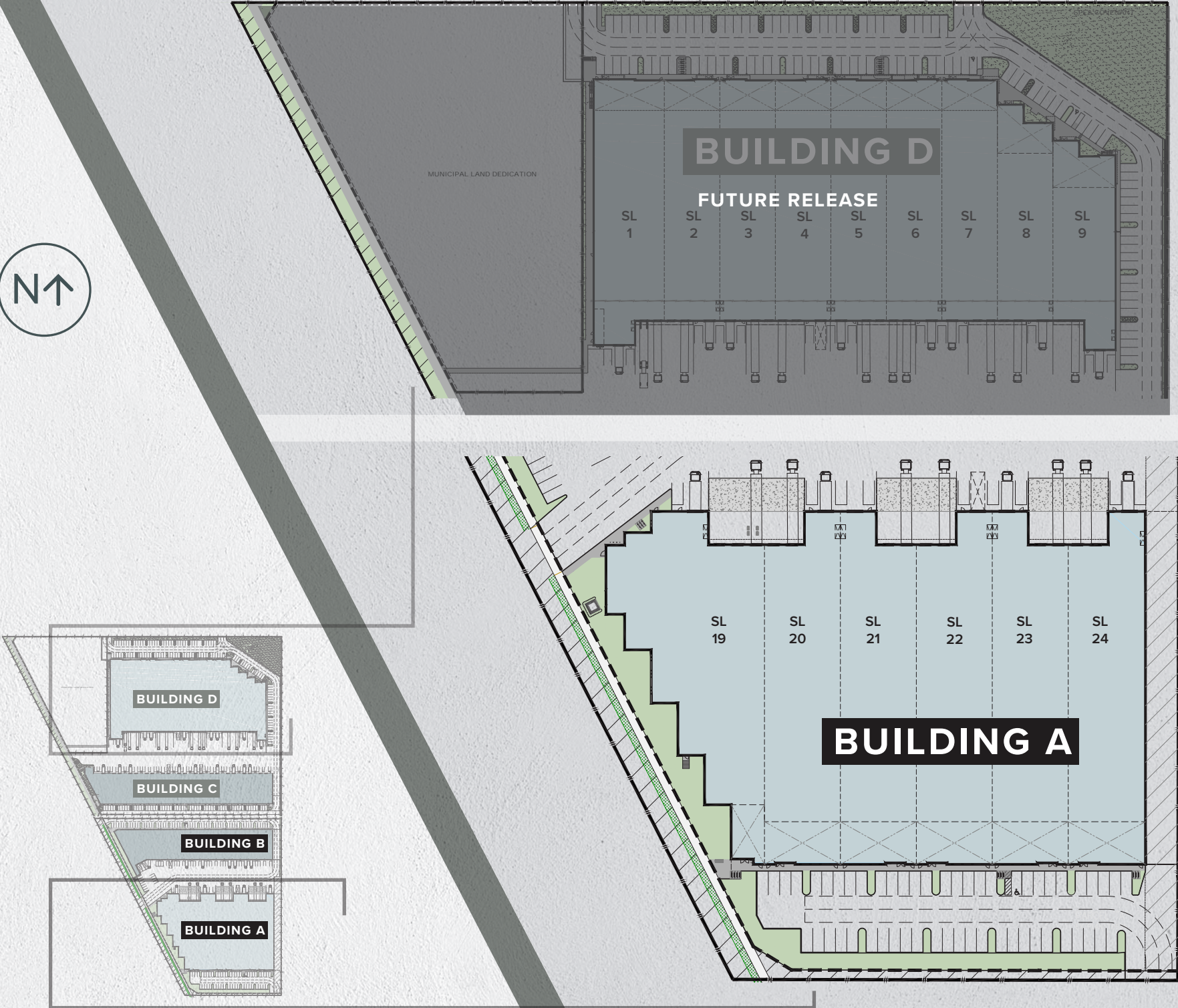
Parking:  
Building A: 75 Stalls  
Building D: 125 Stalls
- 

1 washroom per unit
- 

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

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

ESFR sprinklers





SMALL BAY OPPORTUNITIES

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BUILDING B

Building B	Main (SF)	Mezzanine (SF)	Total (SF)
SL 1	6,061	2,194	8,255
SL 2	3,040	896	3,935
SL 3	2,918	896	3,814
SL 4 - SL 18	2,940	896	3,835
Total	56,113	17,418	73,531

FEATURES



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



500 lbs/SF live load bearing capacity



3 Phase @ 600 volt power supply



26' clear ceiling height



1 washroom per unit



1-2 skylights per unit



ESFR sprinklers



Parking:

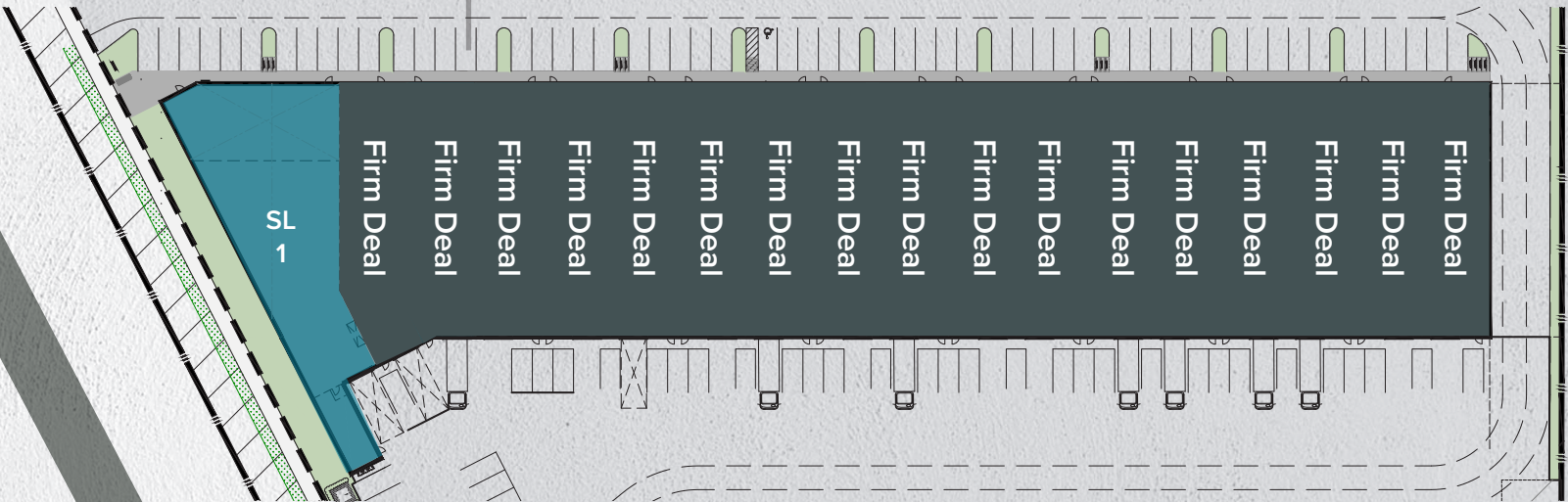
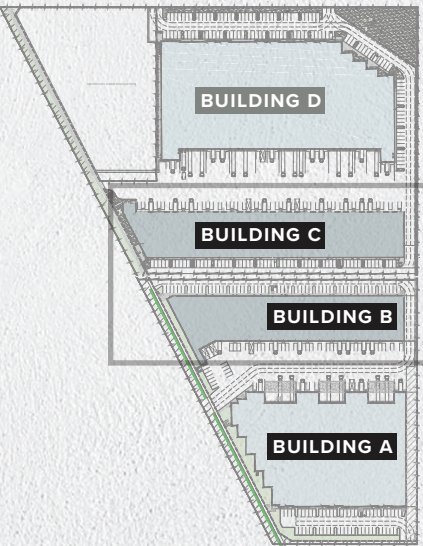
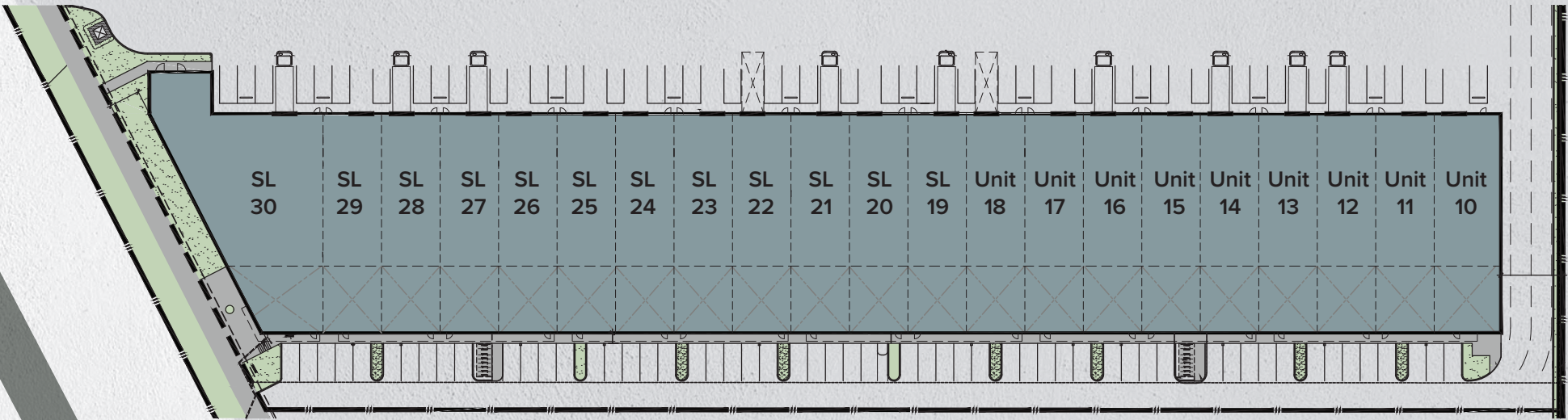
Building B: 85 Stalls

Building C: 100 Stalls

BUILDING C

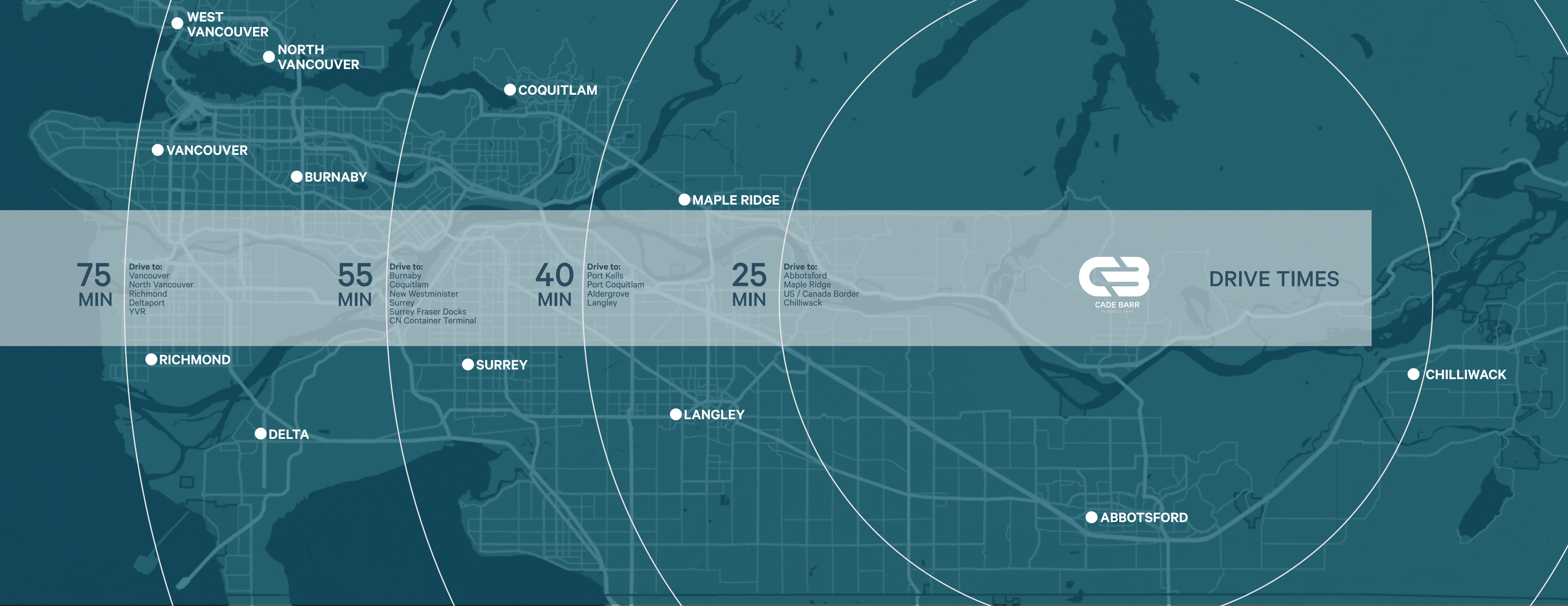
Building C	Main (SF)	Mezzanine (SF)	Total (SF)
SL 10	3,360	1,024	4,384
SL 11, 12, 15, 16, 19, 20, 23, 24, 27, 28	2,937	893	3,831
SL 13, 14, 17, 18, 21, 22, 25, 26, 29	2,940	896	3,835
SL 30	5,923	1,210	7,133
Total	65,115	19,228	84,343

BUILDING C



BUILDING B





75  
MIN

Drive to:  
Vancouver  
North Vancouver  
Richmond  
Deltaport  
YVR

55  
MIN

Drive to:  
Burnaby  
Coquitlam  
New Westminister  
Surrey  
Surrey Fraser Docks  
CN Container Terminal

40  
MIN

Drive to:  
Port Kells  
Port Coquitlam  
Aldergrove  
Langley

25  
MIN

Drive to:  
Abbotsford  
Maple Ridge  
US / Canada Border  
Chilliwack



DRIVE TIMES



# Historically known for its rural landscape, Mission is an evolving real estate submarket in the Fraser Valley.

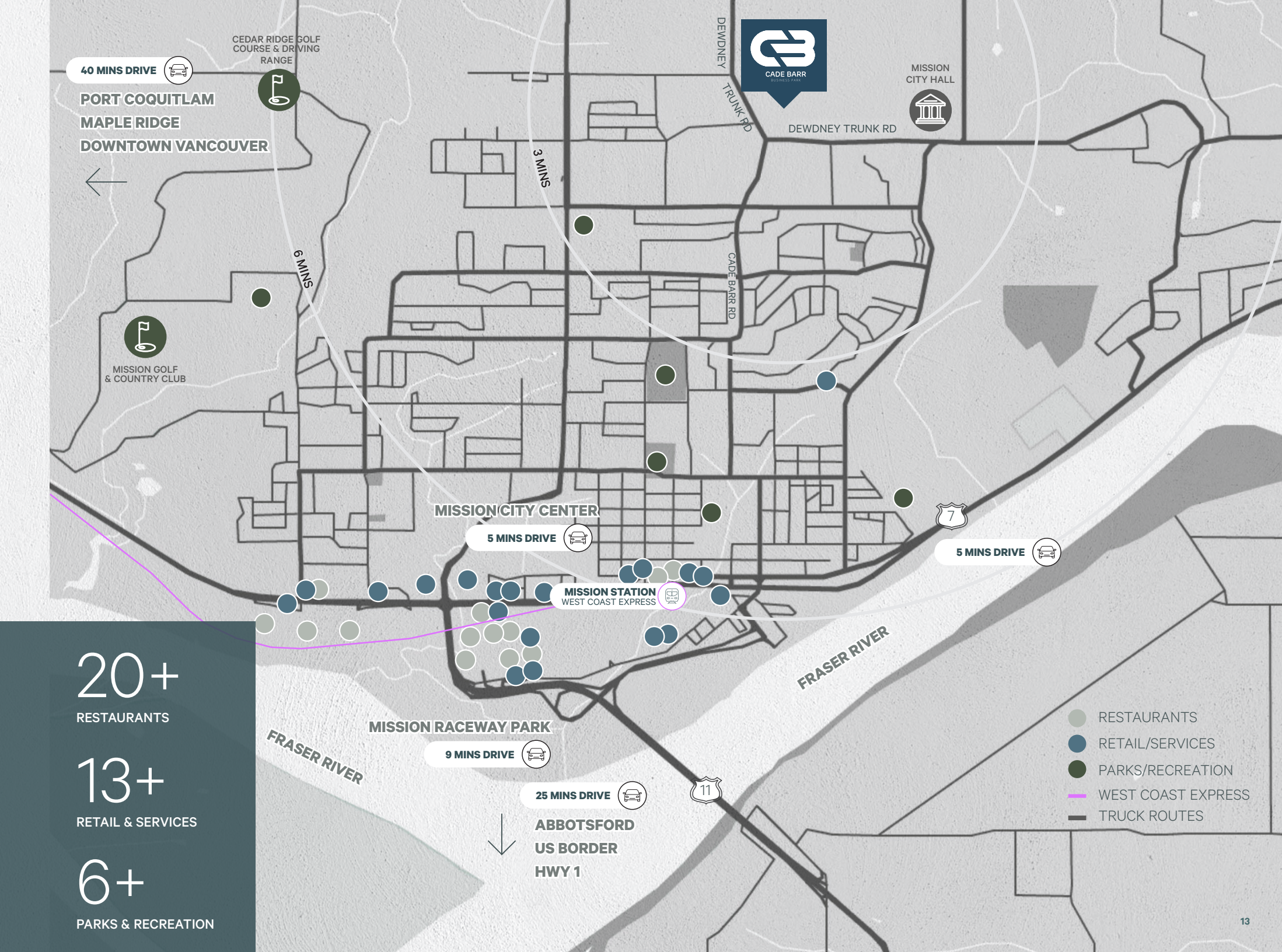
## THE AREA

Tucked away on a southern coastal mountain slope, the vibrant and fast-growing community of Mission is only a swift drive from the USA border and 70 kilometers east of Downtown Vancouver. Its prime location, proximity to major arterial highway routes, and breathtaking natural scenery makes Mission an attractive destination for residents, businesses, and developers.

## THE MARKET

Primed and ready for investment, mission offers spectacular natural beauty, affordable land, a diverse workforce and accessibility to major highways, border crossings and airports. Mission residents enjoy an enviable lifestyle, surrounded by spectacular mountain vistas, the Fraser River and a 26,000-acre municipal forest teeming with lakes and trails.

With a host of cultural, music and family events throughout the year, Mission encapsulates all that is community. It is therefore not surprising that there is significant interest from developers, investors and businesses looking to offer residential, commercial, industrial and institutional projects.



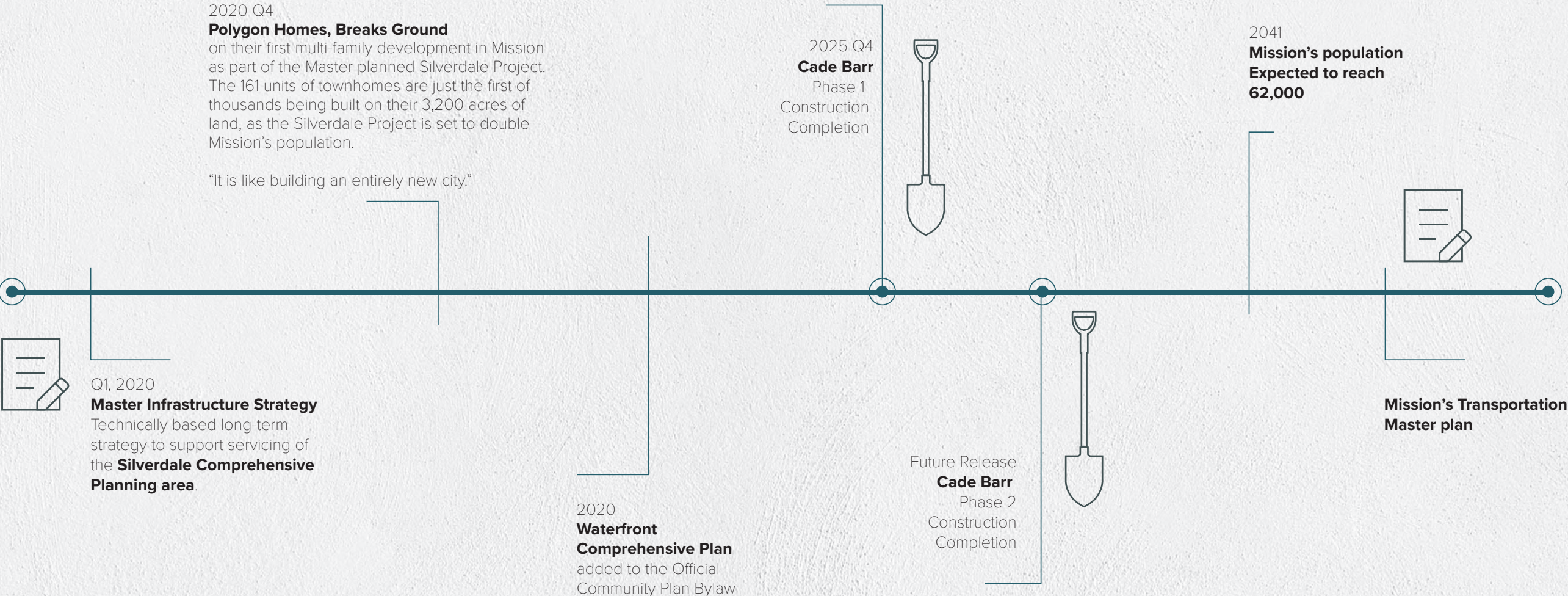


# There are Big Plans for Mission.



Over the next several years, it is forecasted that Mission will witness a 9.2% growth in population, signaled by a surge in new home developments, and an injection of people into the labour market. Due to this foreseeable demand, the City of Mission undertook a series of public hearings, consultations and engagement sessions in order to understand the needs of the community and plan accordingly. With this, the Mission Waterfront Revitalization Plan was crafted and launched in 2020.

The plan encompasses a comprehensive 'made-by-Mission' roadmap that will guide land use decisions in the foreseeable future. At its core, the plan intends to reactivate unused property and transform it into vibrant business centres, various housing options, community amenities, and more in order to sustain a resilient and comprehensive community.



**9.2%**  
PROJECTED POPULATION  
GROWTH  
2022 - 2027



**18.3%**  
PROJECTED LABOUR  
FORCE GROWTH  
2022- 2027



**8.73%**  
PROJECTED NUMBER  
OF HOMES INCREASE  
2022 - 2027



# 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.

MARKETED BY



The global leader in commercial real estate services and investments. With services, insights and data that span every dimension of the industry, CBRE creates solutions for clients of every size, in every sector and across every geography.

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



Global leader in real estate services and investment management. Providing expert advice to property occupiers, owners and investors leads the industry into the future.







## For Small Bay Units in Buildings B & C

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## For Large Bay Units and Build-to-Suit Options in Buildings A & D

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