

FOR LEASE

102 - 32885 Mission Way, Mission, B.C.

2,182 SF SMALL BAY WAREHOUSE IN MISSION



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OPPORTUNITY

Presenting the opportunity to lease a small bay shell industrial unit in Mission. This 2,182 square foot unit features all ground floor space, one 12x14 grade door, 225 Amp - 3 Phase power, and a clear height of 20.6' clear. With flexible INL1 Zoning that is ideal for a wide range of industrial uses including manufacturing, fabrication, warehousing, and service-based operations. Prime location just minutes from Highway 7 & 11, providing efficient access for employees, customers, and supplies.

HIGHLIGHTS



2,182 SF Industrial Shell Strata Unit



20.6' Clear Ceiling Height



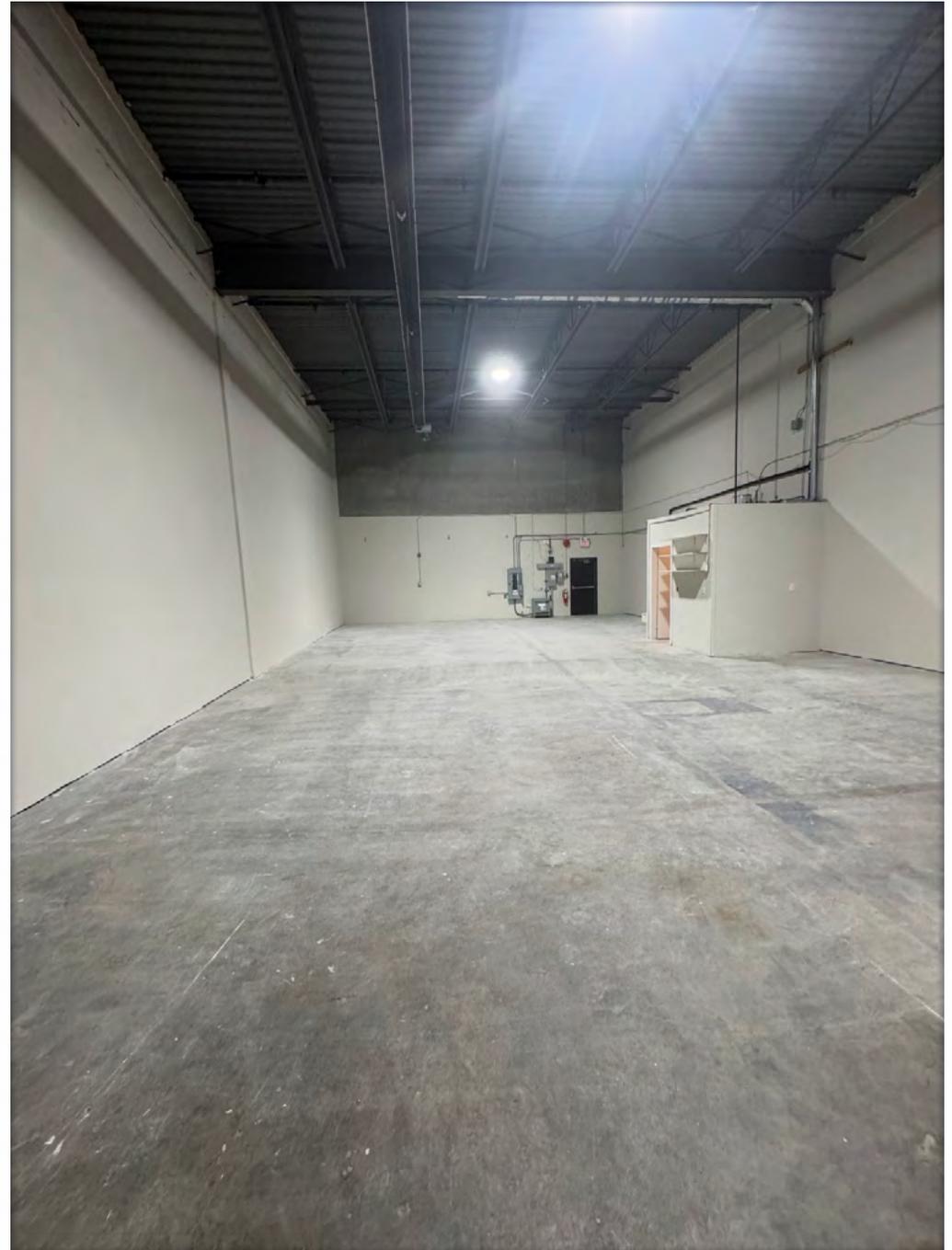
225 Amp - 3 Phase Power



Flexible INL1 Zoning



Base Rent: \$16.50 PSF



SALIENT DETAILS

Civic Address: 102 - 32885 Mission Way, Mission, B.C.

Legal Description: STRATA LOT 2 DISTRICT LOT 410 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2493

PID: 027-170-489

Unit Size: 2,182 SF

Zoning: INL1: Industrial Light Impact Zone

Ceiling Clear Height: 20.6'

Power: 225 Amp - 3-Phase

Grade Loading: One (12' x 14')

Parking: Ample common and street parking

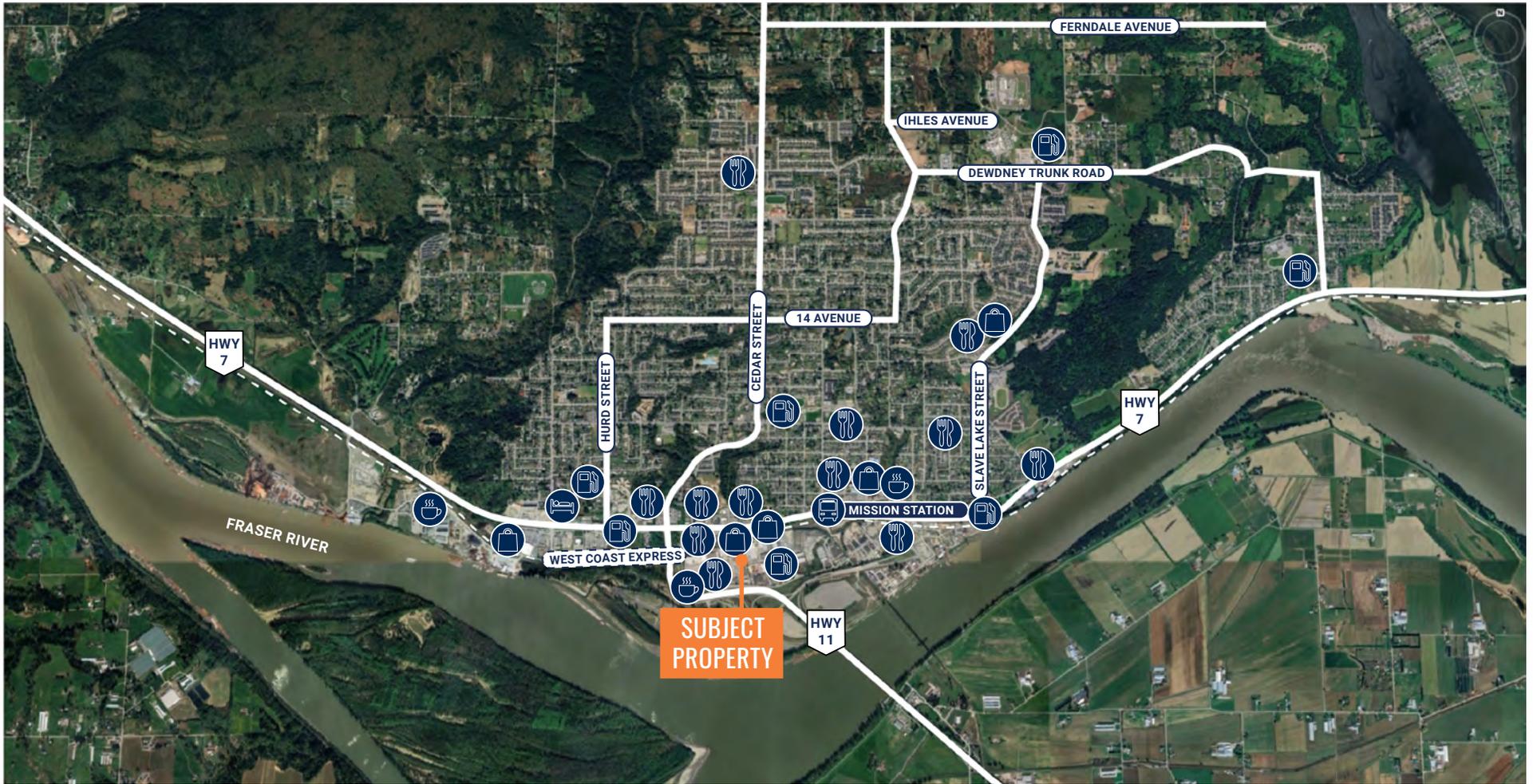
Year Built: 2007

Additional Rent: \$8.64 PSF
(est. 2026)

Base Rent: **\$16.50 PSF (NNN)**



LOCATION OVERVIEW



Located in the heart of Mission, the unit offering direct access to Lougheed Highway and Highway 11. This central Fraser Valley location connects seamlessly to Abbotsford, Maple Ridge, and the broader Metro Vancouver market. Mission's industrial area continues to attract a diverse range of businesses, providing convenient access to suppliers, customers, and transportation routes across the Lower Mainland.

LEGEND



Gas



Restaurants



Transit



Coffee



Hotels



Retail

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