

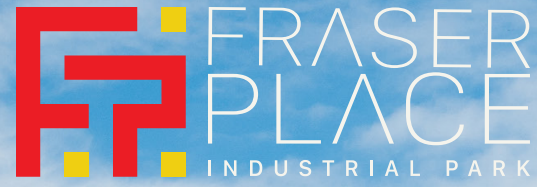


# Brand New Small-Bay Industrial Strata Units

7246 RIVER PLACE, MISSION BC

**FOR SALE  
OR LEASE**

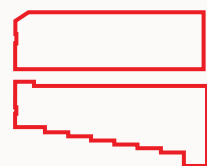




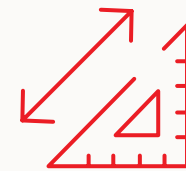
# WELCOME TO FRASER PLACE

Fraser Place Industrial Park presents the unique and exclusive opportunity to secure a brand new modern industrial space in south-west Mission. Located adjacent to Highway 7 and minutes away from the city centre, Fraser Place offers 51,574 SF across two buildings, aptly named Fraser Sound and Fraser Wind, inspired by the flowing river just steps to the south. Construction of both buildings is complete and ready for occupancy.

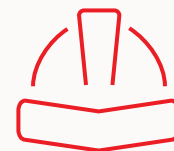
# PROJECT HIGHLIGHTS



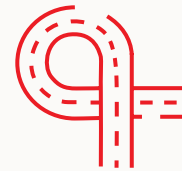
Two buildings totaling 51,574 SF



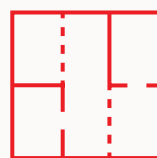
Variety of unit sizes and depths



Completed in Q3 2023



Easy access to Highway 7 and Mission urban core



Units range from 2,727 SF to 4,552 SF with the possibility to combine several contiguous units



Flexible option to acquire ground floor space only, or ground floor warehouse space with a finished office over two levels



Just steps away from the Fraser River, providing a luxurious and elevated setting



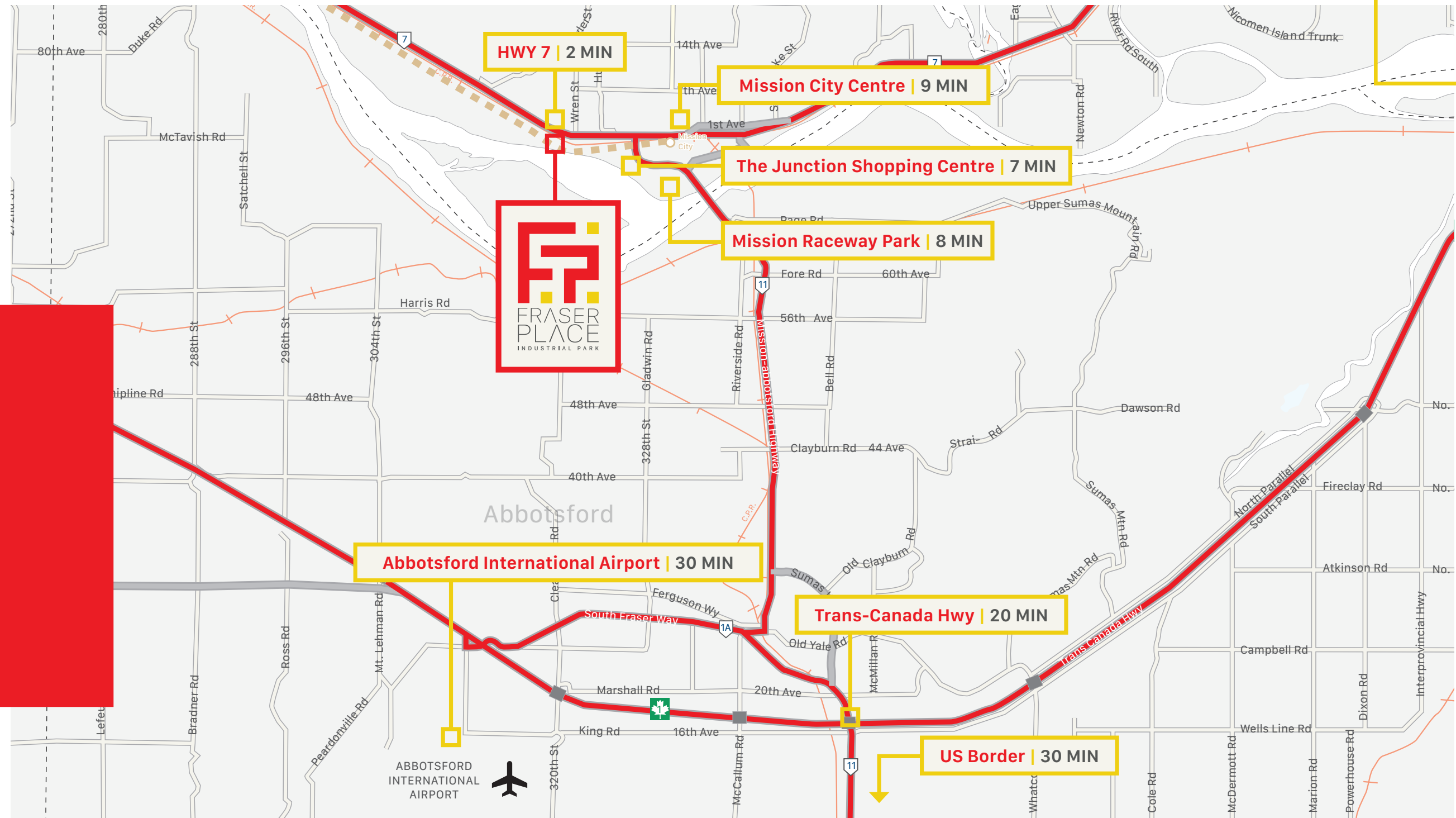
# STRATEGIC LOCATION

Fraser Place Industrial Park is strategically located just south of the Lougheed Highway, and is less than a five minute drive to downtown Mission and the Mission Bridge; connecting downtown Mission to Abbotsford via Highway 11.



# UNPARALLELED ACCESS IN ALL DIRECTIONS

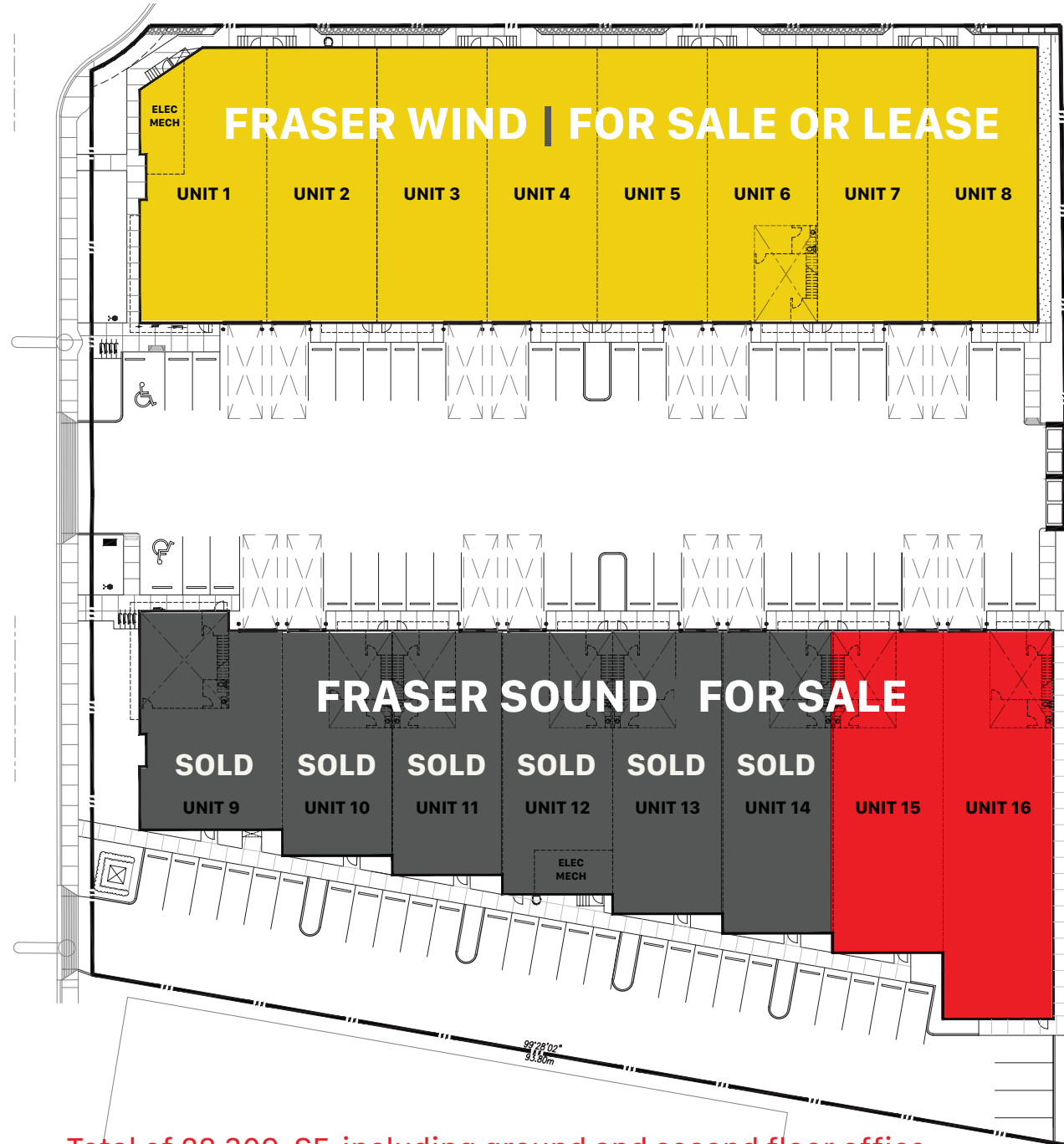
With convenient accessibility to all points throughout the Fraser Valley and Lower Mainland, Fraser Place Industrial Park offers multiple route options to surrounding communities, as well as close proximity to Abbotsford International Airport & the US border.



# SITE PLAN

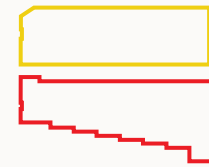
With a wide range of available unit sizes, Fraser Place can accommodate business requirements from 2,727 SF to 28,309 SF

Total of 23,265 SF, plus mezzanine if requested  
Please contact listing agents for the asking lease rate

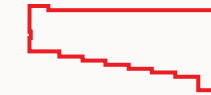


Total of 28,309 SF, including ground and second floor office

# SPECIFICATIONS



Up to 51,574 SF of industrial space available across 2 buildings



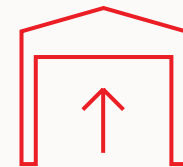
Fraser Sound provides a variety of unit sizes and depths, and includes efficient office space on two floors



Fraser Wind offers the opportunity to combine several ground floor only units to obtain a larger ground floor only footprint



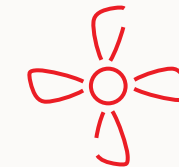
Flexible opportunities to select office flooring material, and pre-built office space



26' clear ceiling height



One 14' x 12' grade loading door per unit



Overhead gas forced air heating in each unit



225-amp, 120/208 volt, 3-phase electrical service per unit



LED lighting



Ample parking with EV charge rough-ins per unit

# CONTACT US TODAY



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## PROJECT TEAM

Developed by:

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