

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.

Possession available on January 1st, 2026

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

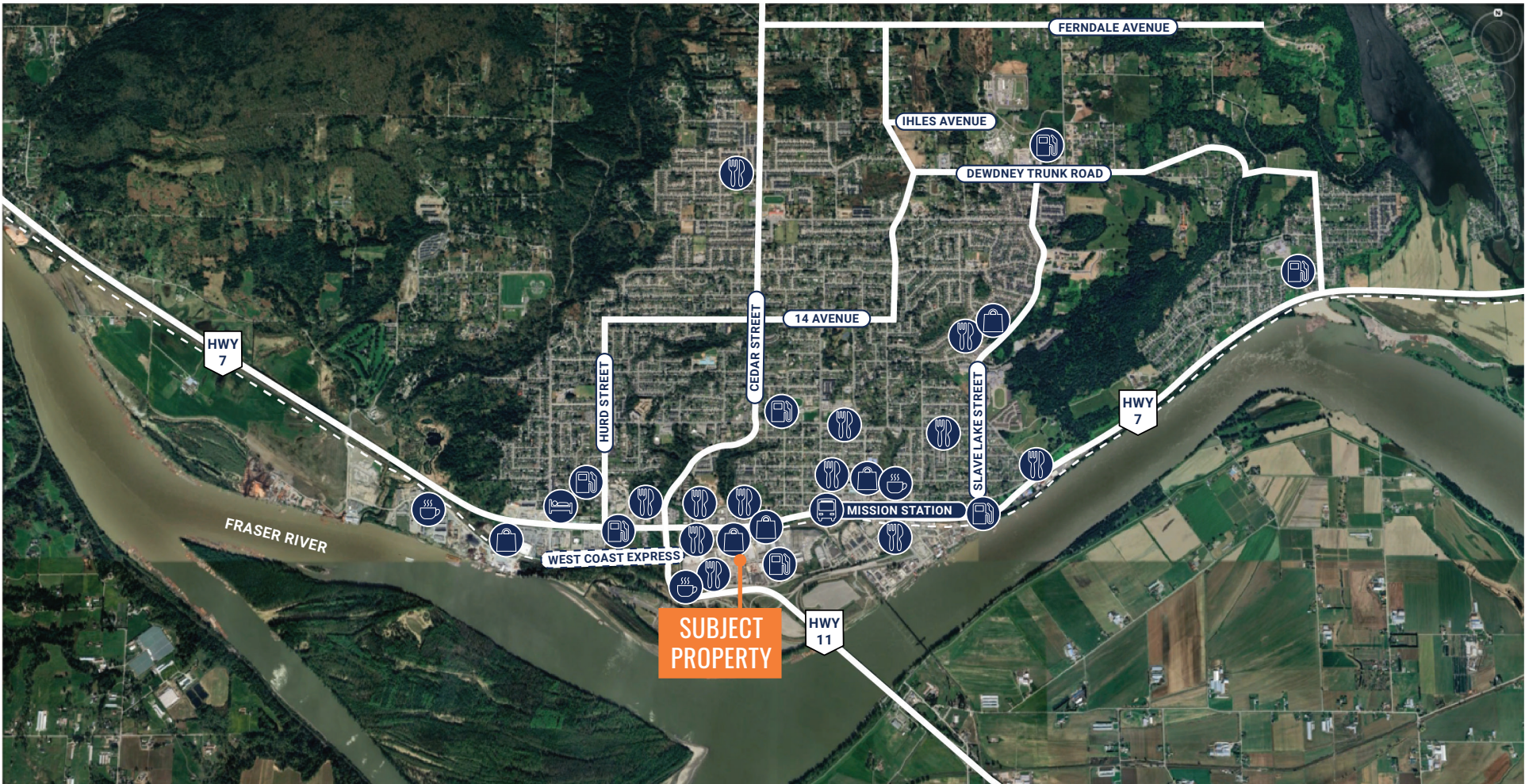


SALIENT DETAILS

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: (est. 2025)	\$8.73 PSF
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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