

FOR LEASE | INDUSTRIAL/OFFICE
7160 BEATTY DRIVE
MISSION, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**ONLY 1 UNIT
REMAINING**



- ▶ **4,425 SF Office Space**
- ▶ **Fenced and Paved Yard Area**
- ▶ **Single Identity or Multi-Tenant Capability**

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Location

The subject property is located at the corner of Beatty Drive off of London Avenue in the downtown industrial district of Mission, BC. The building is easily accessible via both Highway 11 and Lougheed Highway and is close to a wide array of commercial amenities.

Mission is a 15-minute drive from the US border and approximately 70 kilometres east of Vancouver. Mission is a growing community of over 45,000 residents nestled in the Coast Mountains adjacent to the Fraser River. The city boasts a rich history and strong sense of community, as well as convenient access to the Greater Vancouver area.

Available Areas*

Units 1 (Stacked Office) 4,425 SF

**Approximate*

Zoning

INL1 (Industrial Light Impact One Zone) allowing for most industrial uses.

Asking Lease Rate

\$13.95 PSF

Yard Lease Rate

\$3.50 PSF

Taxes & Operating Costs

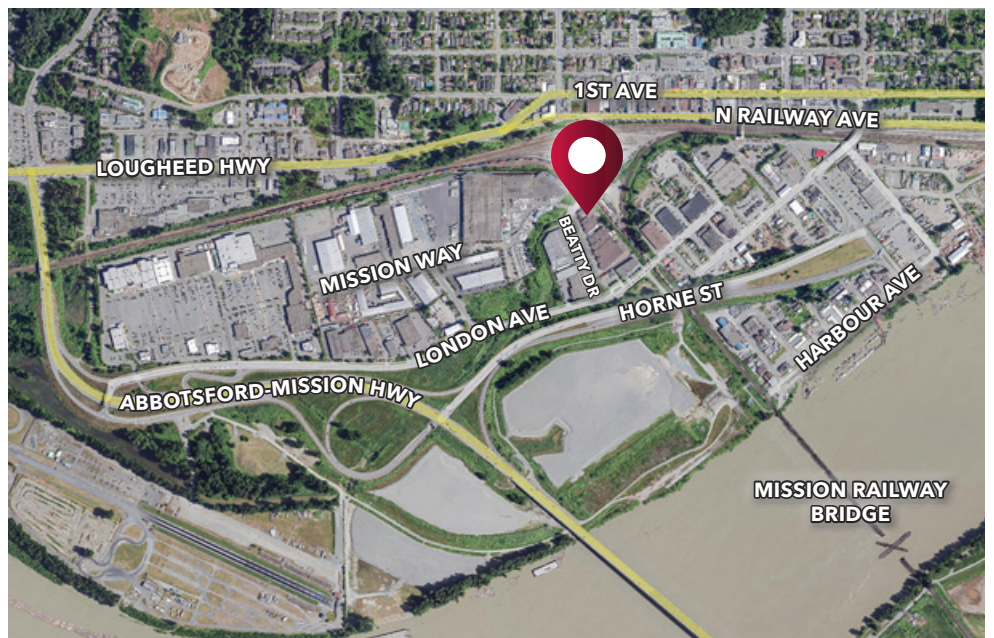
\$5.00 PSF (2022 estimate)

Availability

Immediate

Features

- ▶ Five (5) oversized grade loading doors with drive-through capability
- ▶ Recent renovations include newly fenced, paint, new roof, upgraded electrical, and more
- ▶ Heavy 3-phase power
- ▶ Fenced/paved secure outside yard area available
- ▶ Office and showroom area in Unit 1 over two levels
- ▶ Flexible layout options
- ▶ 18' clear ceilings



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