

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



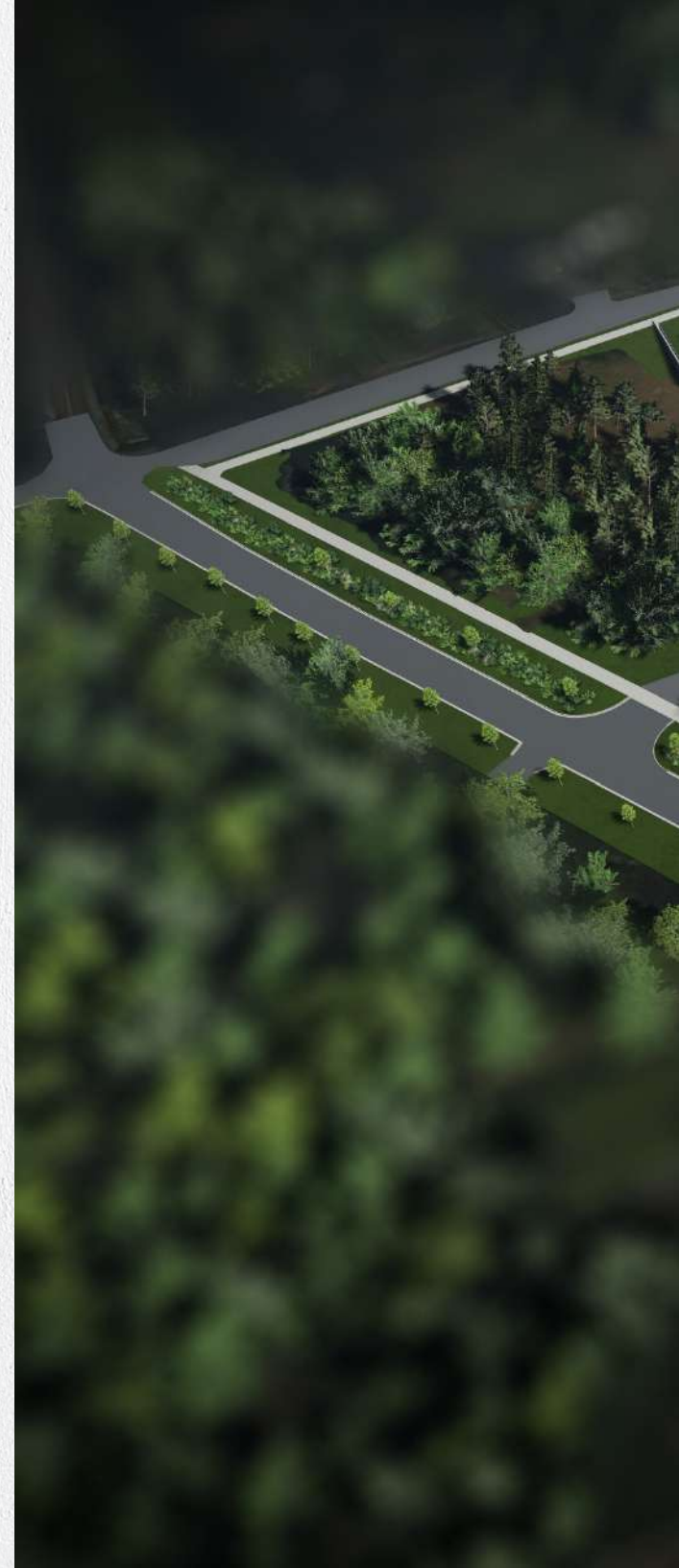
LARGE BAY UNITS RANGE 14,374 SF - 20,925 SF



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**

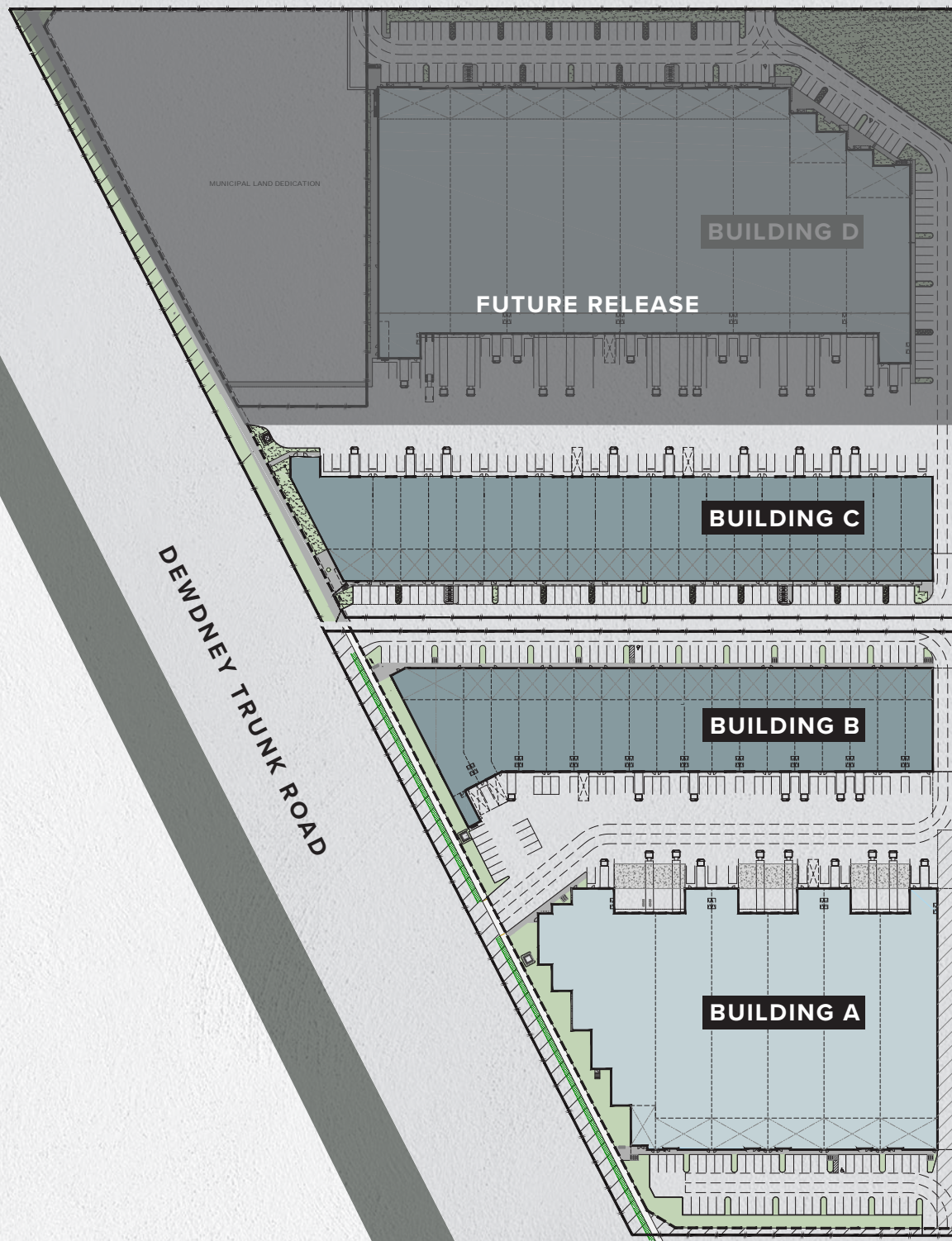
Main floor: 56,577 SF

Mezzanine: 17,426 SF

BUILDING C: **85,002 SF**

Main floor: 65,744 SF

Mezzanine: 19,258 SF



LARGE BAY UNITS



SMALL BAY UNITS

DEWDNEY TRUNK ROAD

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



32' clear ceiling height



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



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



Insulated steel overhead doors, with track guards to the interior



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



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



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



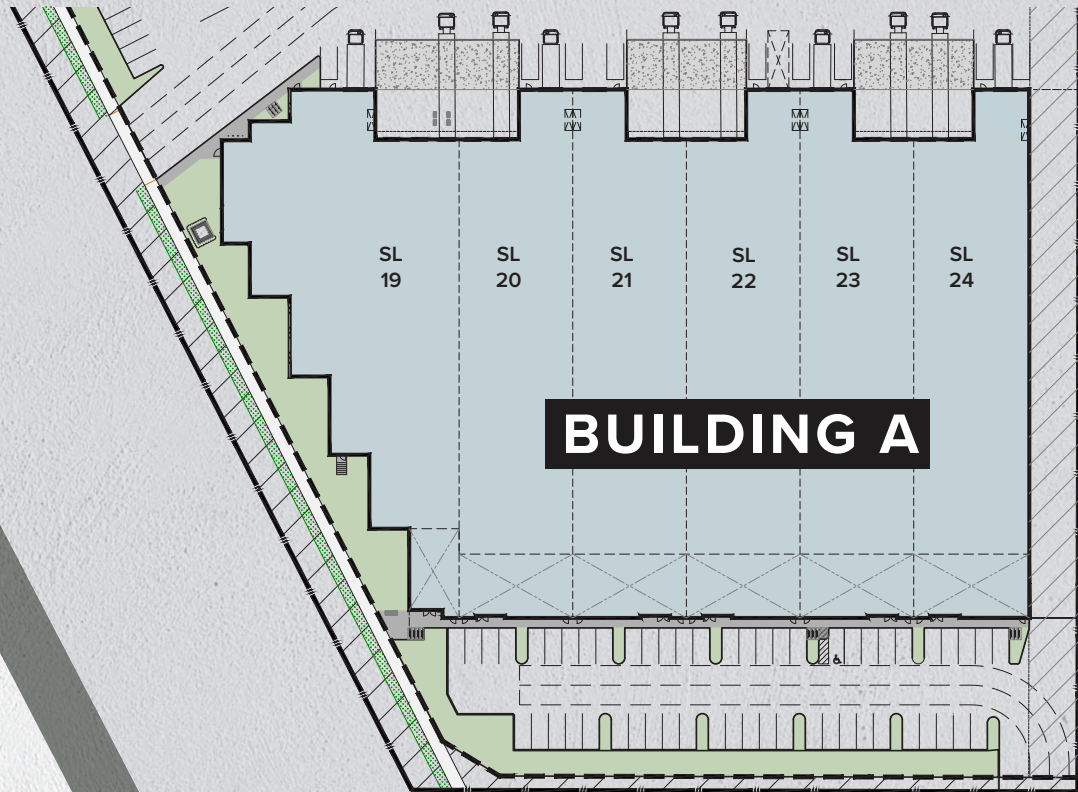
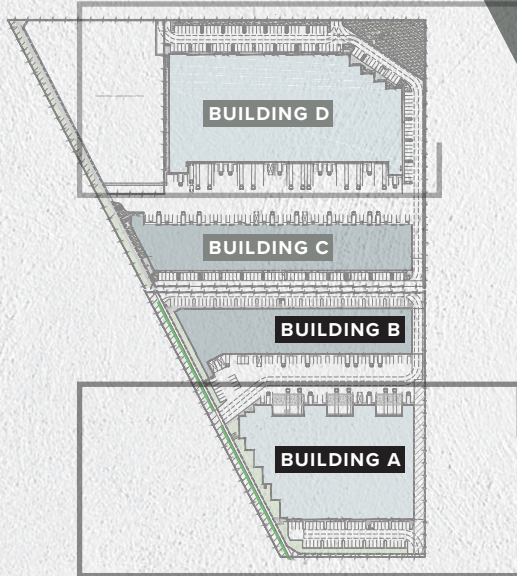
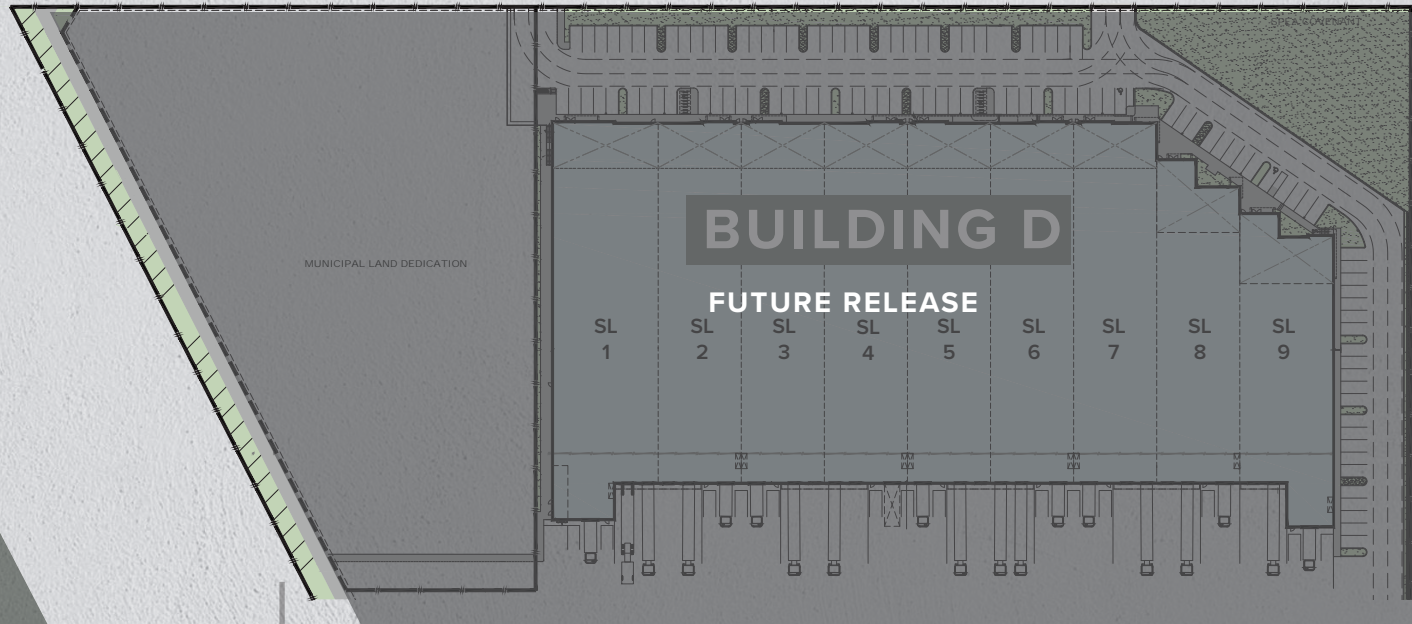
ESFR sprinklers



2-3 skylights per unit



1 washroom per unit



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

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

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



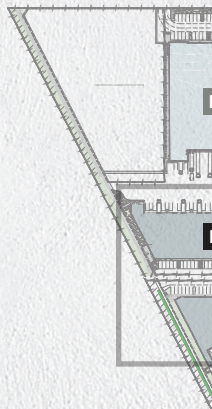
ESFR sprinklers



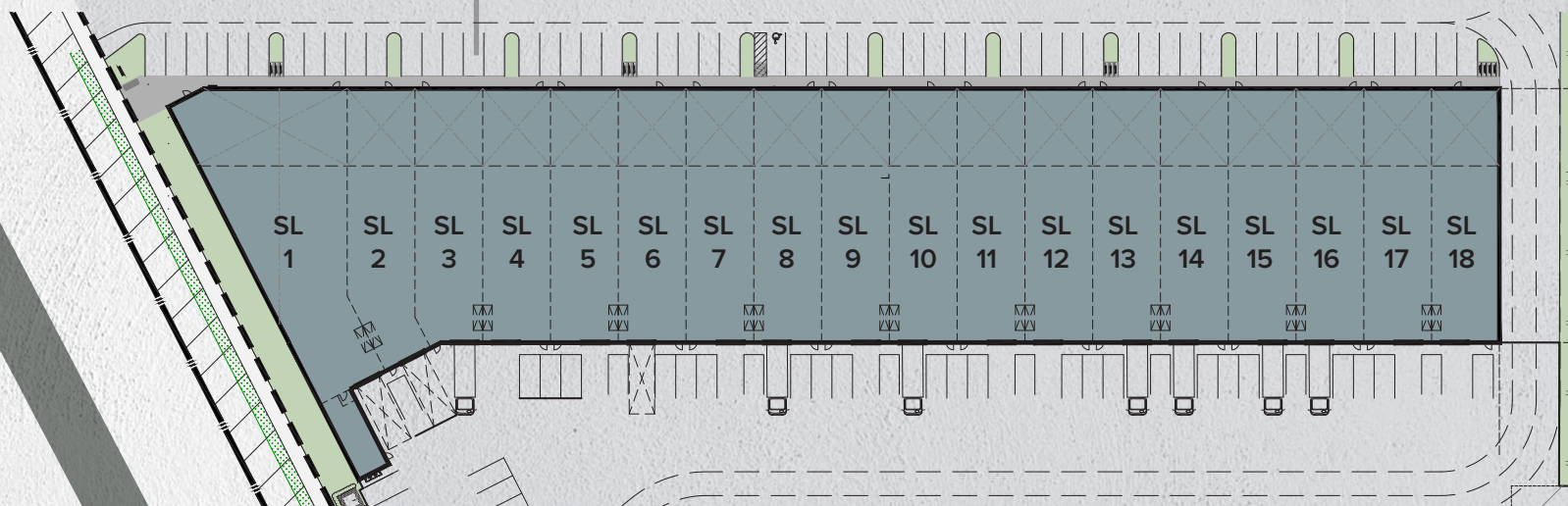
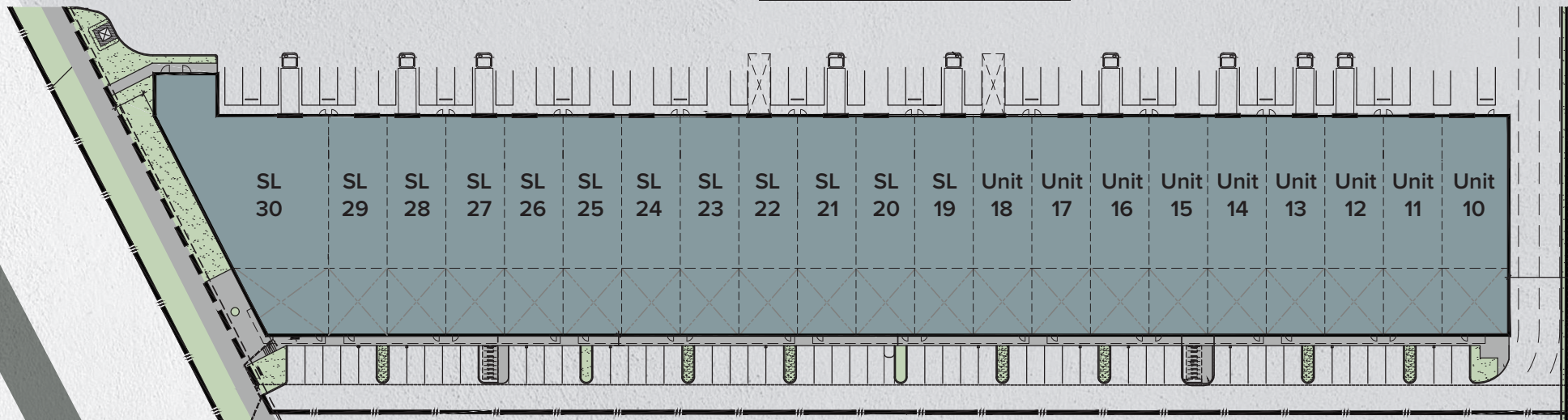
Parking:

Building B: 85 Stalls

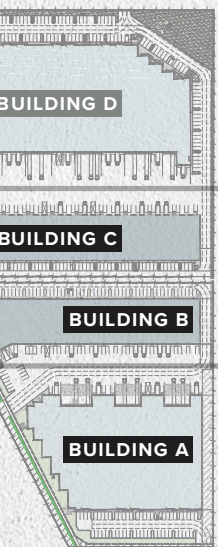
Building C: 100 Stalls

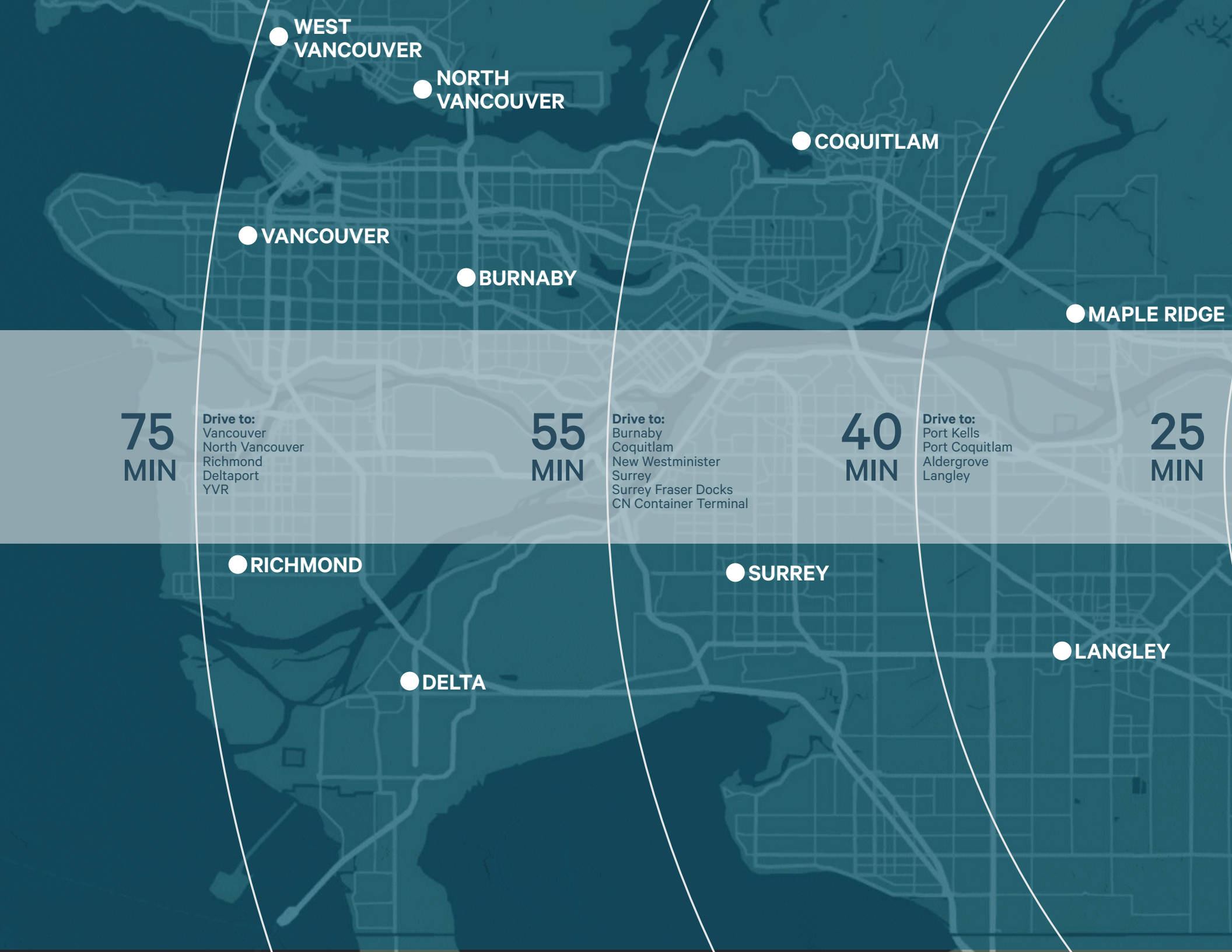


BUILDING C



BUILDING B





● WEST
VANCOUVER

● NORTH
VANCOUVER

● COQUITLAM

● VANCOUVER

● BURNABY

● MAPLE RIDGE

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

● RICHMOND

● SURREY

● DELTA

● LANGLEY

Drive to:
Abbotsford
Maple Ridge
US / Canada Border
Chilliwack



DRIVE TIMES

● CHILLIWACK

● ABBOTSFORD

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.

40 MINS DRIVE



CEDAR RIDGE GOLF COURSE & DRIVING RANGE



PORT COQUITLAM

MAPLE RIDGE

DOWNTOWN VANCOUVER



6 MINS



MISSION GOLF & COUNTRY CLUB

3 MINS

DEWDNEY TRUNK RD



CADE BARR RD

DEWDNEY TRUNK RD

MISSION CITY HALL



MISSION CITY CENTER

5 MINS DRIVE



MISSION STATION
WEST COAST EXPRESS

7

5 MINS DRIVE



20+

RESTAURANTS

13+

RETAIL & SERVICES

6+

PARKS & RECREATION

MISSION RACEWAY PARK

9 MINS DRIVE



25 MINS DRIVE



ABBOTSFORD
US BORDER
HWY 1



11

FRASER RIVER

FRASER RIVER

- RESTAURANTS
- RETAIL/SERVICES
- PARKS/RECREATION
- WEST COAST EXPRESS
- TRUCK ROUTES

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.

2020 Q4

Polygon Homes, Breaks Ground

on their first multi-family development in Mission as part of the Master planned Silverdale Project. The 161 units of townhomes are just the first of thousands being built on their 3,200 acres of land, as the Silverdale Project is set to double Mission's population.

"It is like building an entirely new city."



Q1, 2020

Master Infrastructure Strategy

Technically based long-term strategy to support servicing of the **Silverdale Comprehensive Planning area**.

2020

Waterfront Comprehensive

added to
Commur

2025 Q4
Cade Barr
 Phase 1
 Construction
 Completion



2041
Mission's population
Expected to reach
62,000



Mission's Transportation
Master plan

Future Release
Cade Barr
 Phase 2
 Construction
 Completion



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.





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

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