

Industrial | For Lease

CBRE

#11-12 32860 Mission Way

Mission, BC

17,019 SF Industrial Property Featuring High Ceilings
and Abundant Truck Utility



Contact

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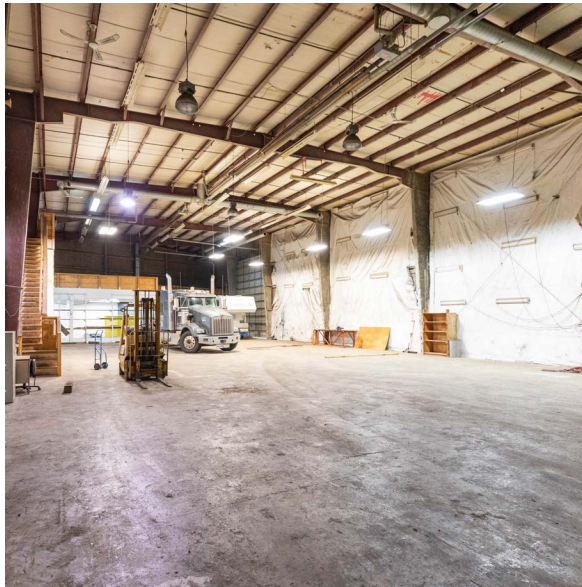
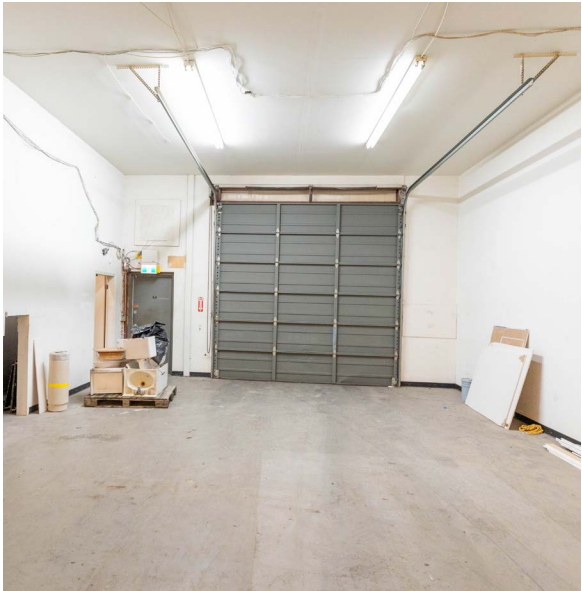
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The Opportunity

CBRE Limited is excited to offer a unique multi-tenant leasing opportunity in Mission, BC. This property is perfect for manufacturing, storage, trucking and transportation, automotive, ancillary office use operations, and more. Situated directly on Lougheed Highway, it provides excellent access to the Fraser Valley, Vancouver International Airport, and the Abbotsford International Airport.



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Property Details

Available Area

Warehouse	11,943	SF
Office	2,076	SF
Mezzanine	3,000	SF
TOTAL	17,019	SF

Basic Lease Rate

\$17.00 PSF

Additional Rent

\$3.30 PSF (2024 estimate)

Loading

Oversized grade loading doors x4

Availability

Immediate

Property Highlights

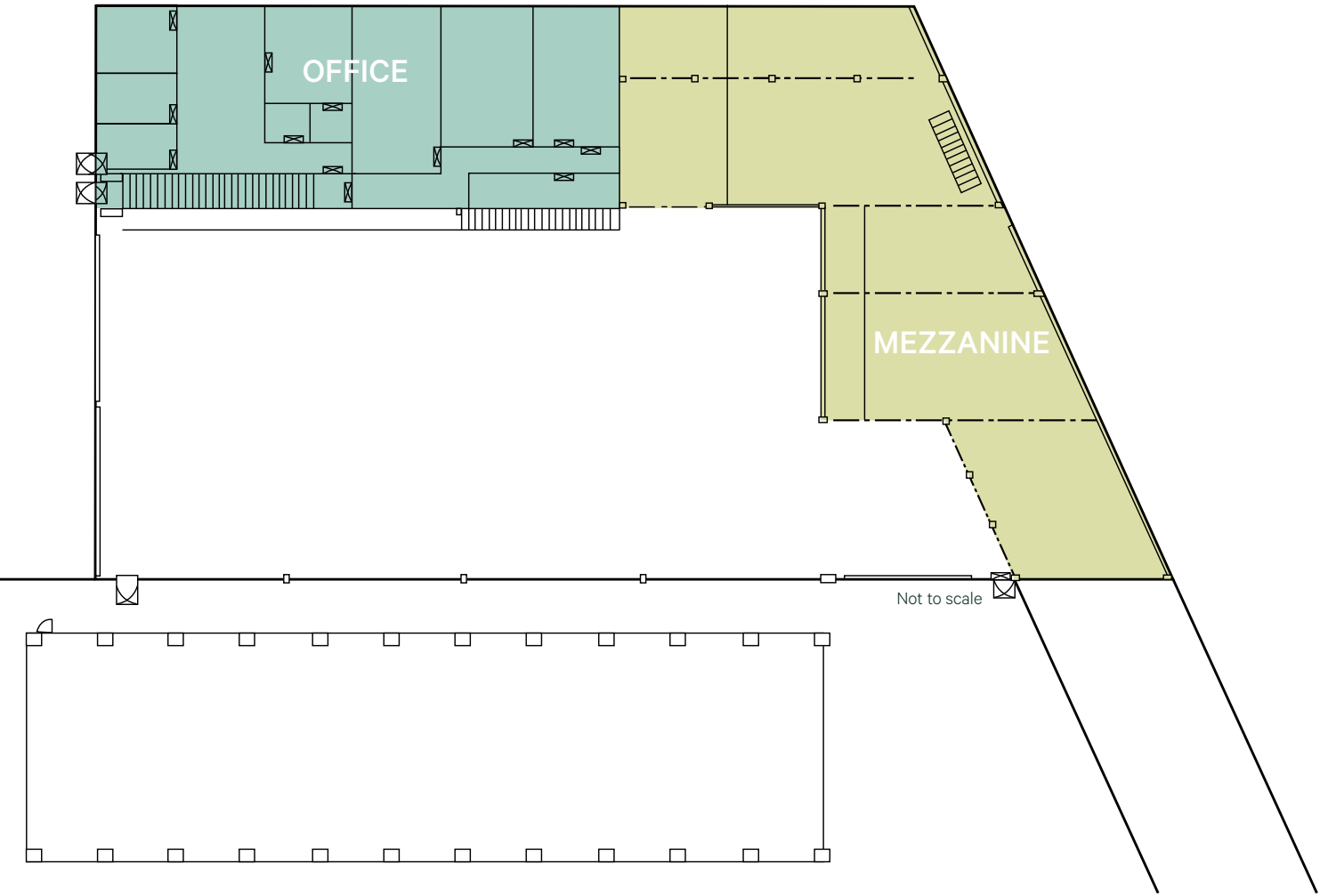
 **+22'**
CEILING HEIGHT

 **INL1**
Industrial Light Impact Zone

 **AMPLE**
Parking

 **Approx. 3-phase 400A**
Heavy Power

Site Plan



The premises features 11,943 SF of warehouse, 3,000 SF of mezzanine and 2,076 SF of newly renovated office space.

There are four grade loading doors with two oversized 22' x 22'.

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Location

The subject property is located on Mission Way 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 including the Junction Shopping centre and the Mission City Station. Mission is a 25-minute drive from the US border and approximately 70 kilometres east of Downtown Vancouver.



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