

FOR LEASE | WAREHOUSE UNIT
#1 - 7289 FRASERVIEW PLACE
MISSION, BC



- ▶ **Approximately 8,472 SF Ground Floor Warehouse Unit with Four Grade Loading Doors**
- ▶ **Former High-Tech Manufacturing Premises**
- ▶ **Corner Property at Gill Avenue & Fraserview Place**
- ▶ **Major Frontage on Two Streets**

Location

Silver Creek Business Park is located near Nelson Street and Lougheed Highway, just west of Downtown Mission and approximately 25 minutes east from the Golden Ears Bridge. The property is approximately an hour travel time from Downtown Vancouver. It is also approximately 25 minutes from the US border and Abbotsford Airport. The Lougheed Highway and Trans-Canada Highway via the Abbotsford-Mission highway provide primary arterial routes to Vancouver and distribution points west and east.

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Zoning

INBP1 (Industrial Business Park One Zone) – Allows for a wide range of uses including industrial institutional, service, and some forms of retail.

Features

- ▶ Four (4) grade level loading doors
- ▶ Fully painted inside throughout
- ▶ Air compressor lines throughout
- ▶ Fully sprinklered
- ▶ 21' ceiling heights
- ▶ Well-configured space
- ▶ Two (2) washrooms
- ▶ 600 volt 3-phase electrical service
- ▶ Painted warehouse area

Available Area (Approximate)

Ground floor – 8,472 SF

Asking Lease Rate

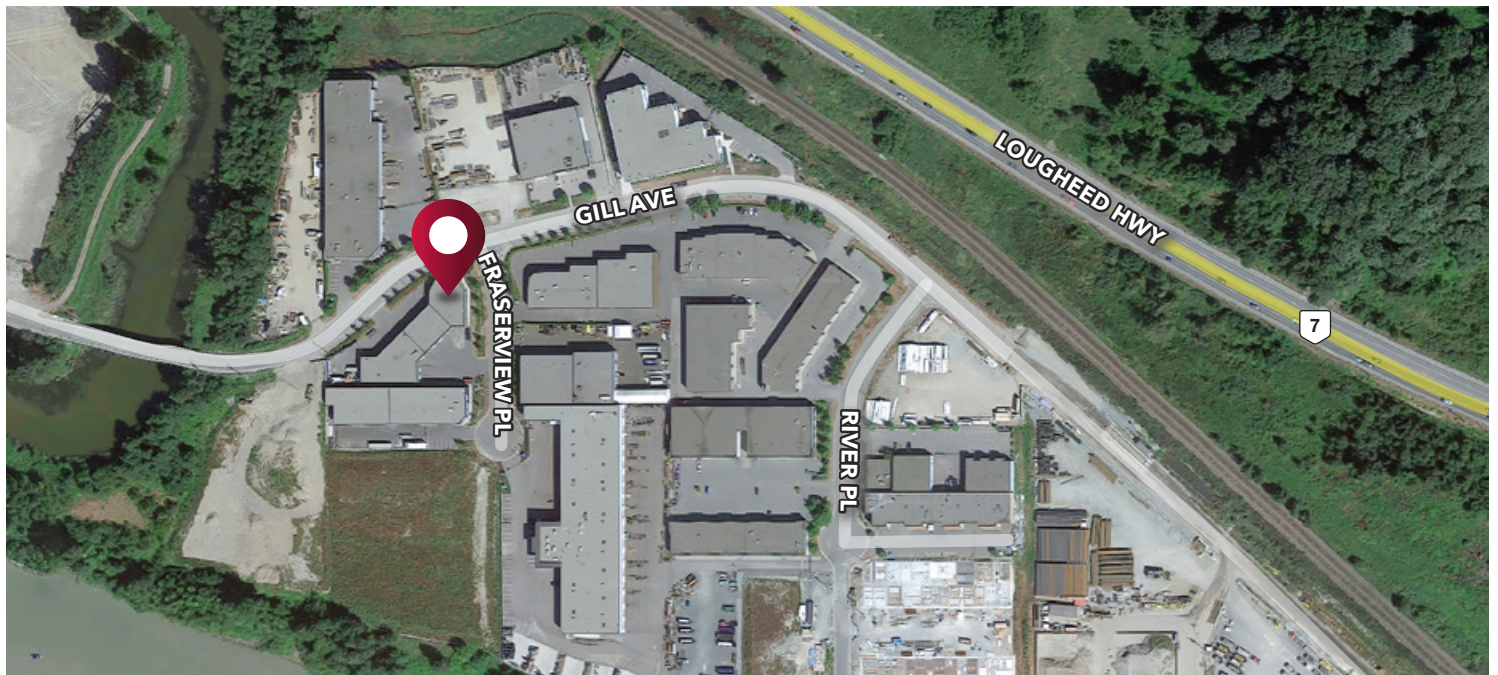
\$14.00 PSF

Availability

Immediate

Taxes & Operating Costs

\$6.70 PSF (2024 estimate)



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