

FOR LEASE | INDUSTRIAL  
**UNIT 102 - 31483 GILL AVENUE**  
MISSION, BC

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**SILVER CREEK BUSINESS PARK**

- ▶ **3,634 SF (Approximately 32' x 115')**
- ▶ **Potential of up to Approximately 4,000 SF of Yard Storage Area**
- ▶ **Four Year Old Building**

**Tony Capolongo**  
D 604.630.3378 C 604.290.5318  
tony.capolongo@lee-associates.com

CELEBRATING OVER  
  
YEARS IN VANCOUVER

**Available Area**

3,634 SF (approximately 32' x 115')

**Yard Area**

Potential of up to approximately 4,000 SF of yard storage area

**Building Lease Rate**

\$14.00 PSF

**Yard Lease Rate**

\$4.50 PSF

**Taxes & Operating Costs**

\$6.00 PSF (2022 estimate)

**Availability**

October 1, 2022

**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.

**Zoning**

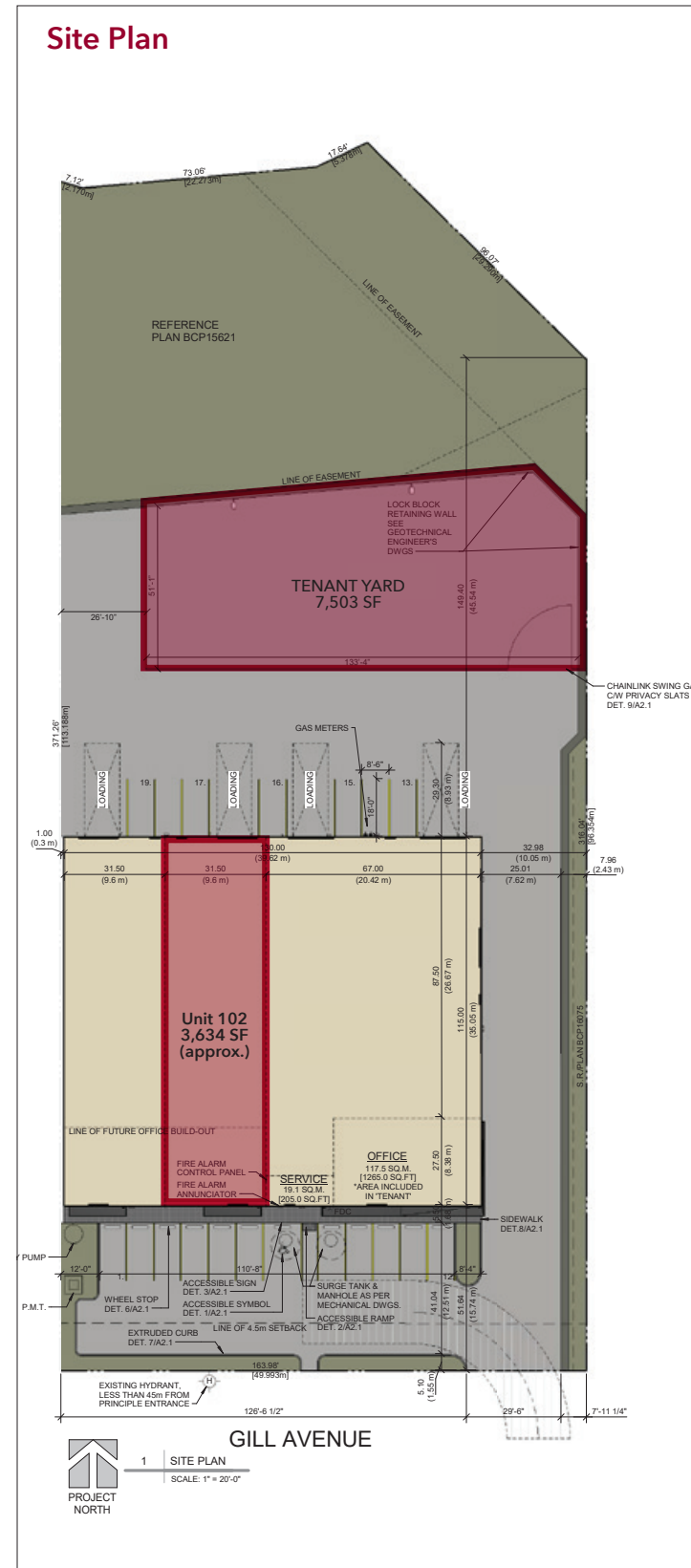
INBP1 (Industrial Business Park One Zone) – Allows for a wide range of uses including industrial institutional, service, and some forms of retail.

**Features**

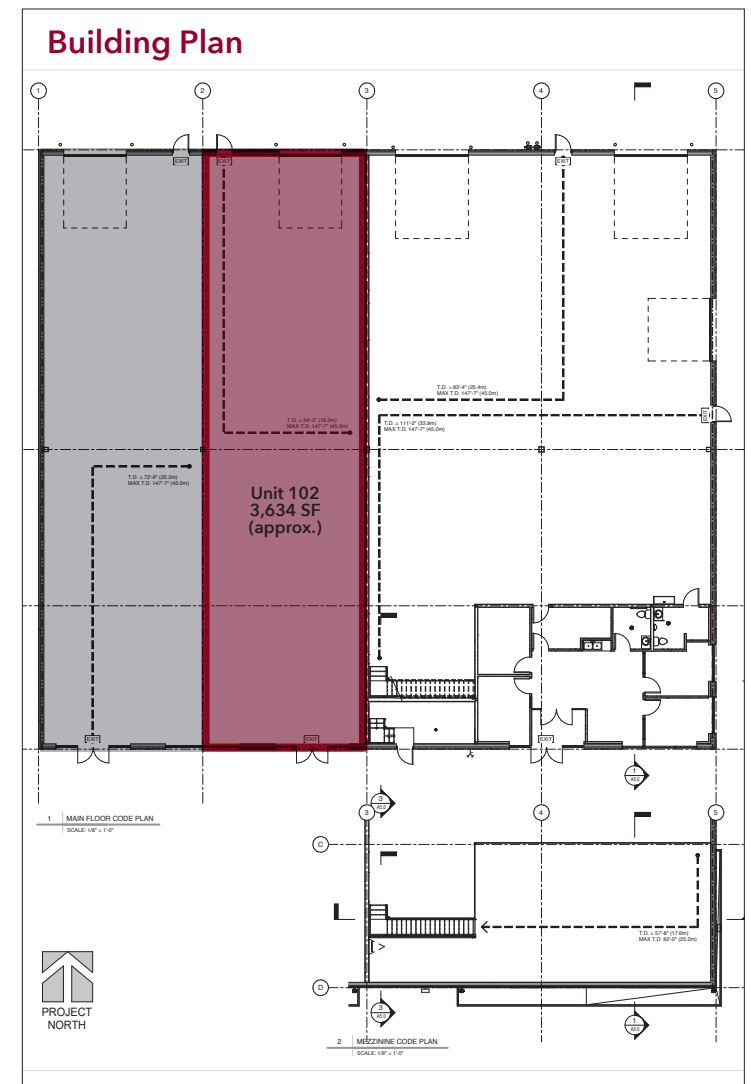
- ▶ Concrete tilt-up construction
- ▶ Sprinklered
- ▶ 26' clear
- ▶ Radiant tube heating
- ▶ T5 warehouse lighting
- ▶ 12' x 14' grade loading
- ▶ Exposure to Lougheed Highway
- ▶ Extensive glazing
- ▶ 3-phase power
- ▶ Ample parking

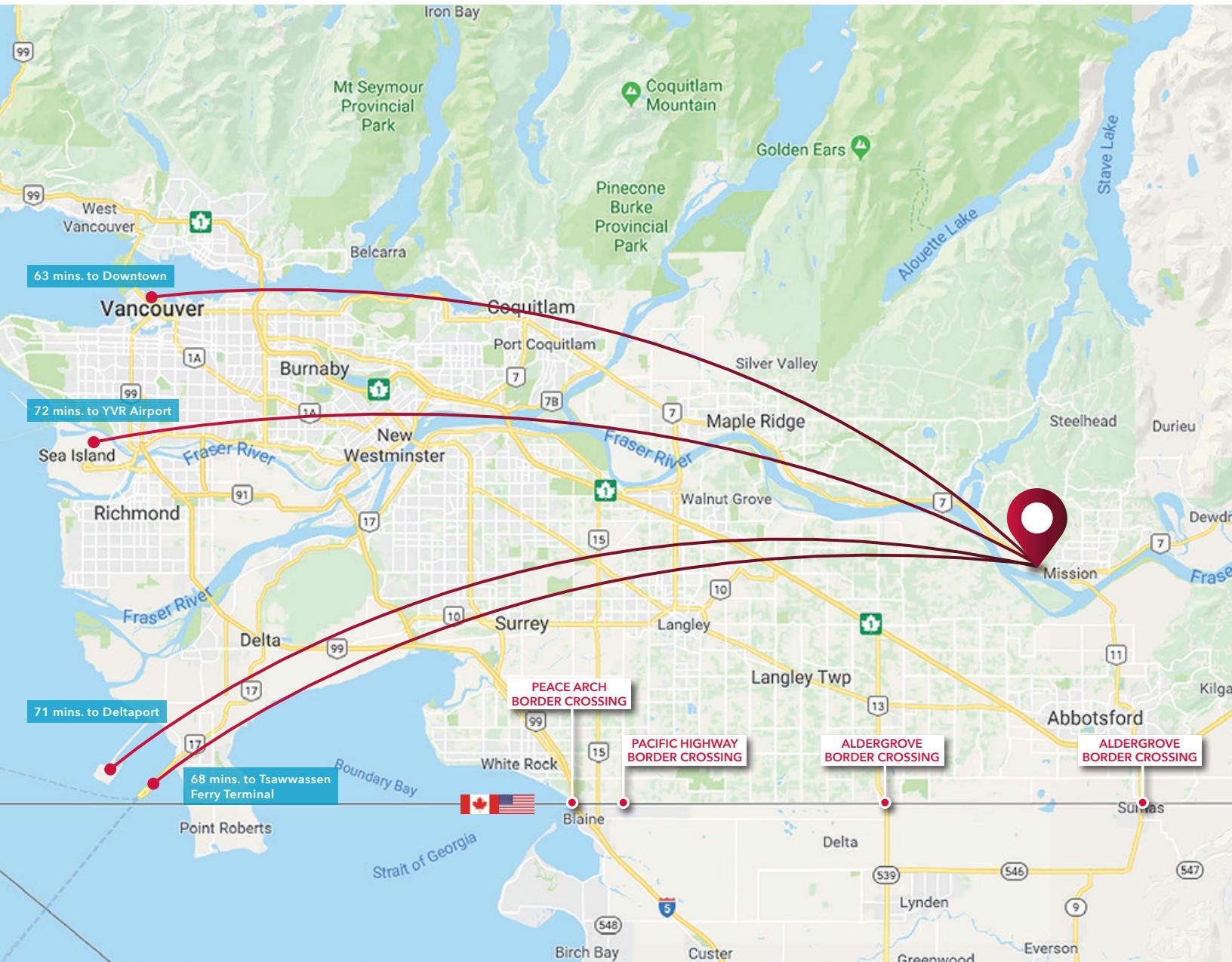


**Site Plan**



**Building Plan**





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