

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



- ▶ **3,634 SF (Approximately 32' x 115')**
- ▶ **Silver Creek Business Park**

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Available Area

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

Zoning

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

Building Lease Rate

\$12.50 PSF introductory rate

Taxes & Operating Costs

\$6.83 PSF (2024 estimate)

Availability

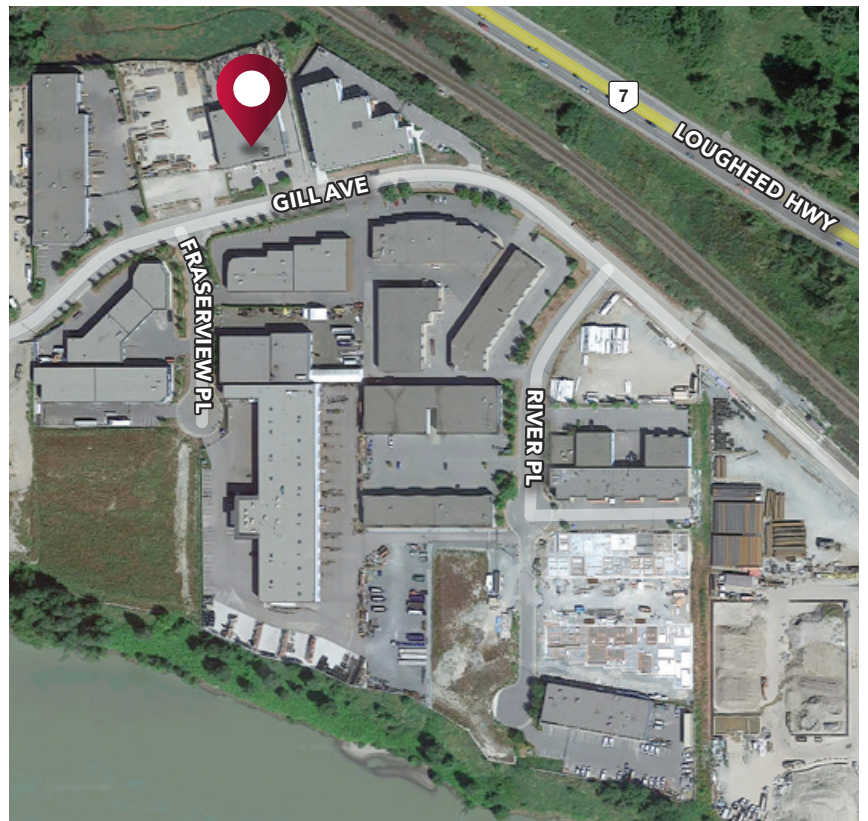
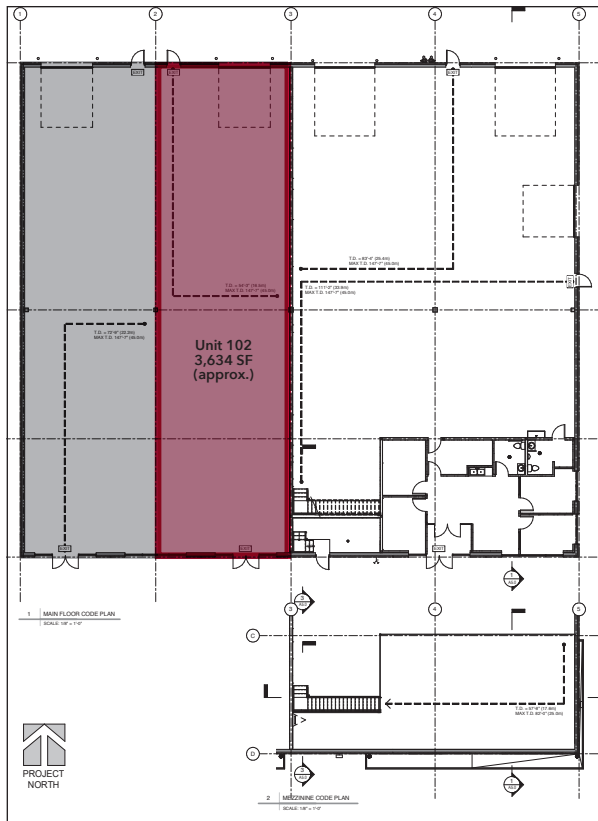
Immediate

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.

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



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