

FOR LEASE | WAREHOUSE UNITS
31510 GILL AVENUE
MISSION, BC



- ▶ **Approximately 3,745 SF Ground Floor Warehouse Units**
- ▶ **Grade Loading**

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

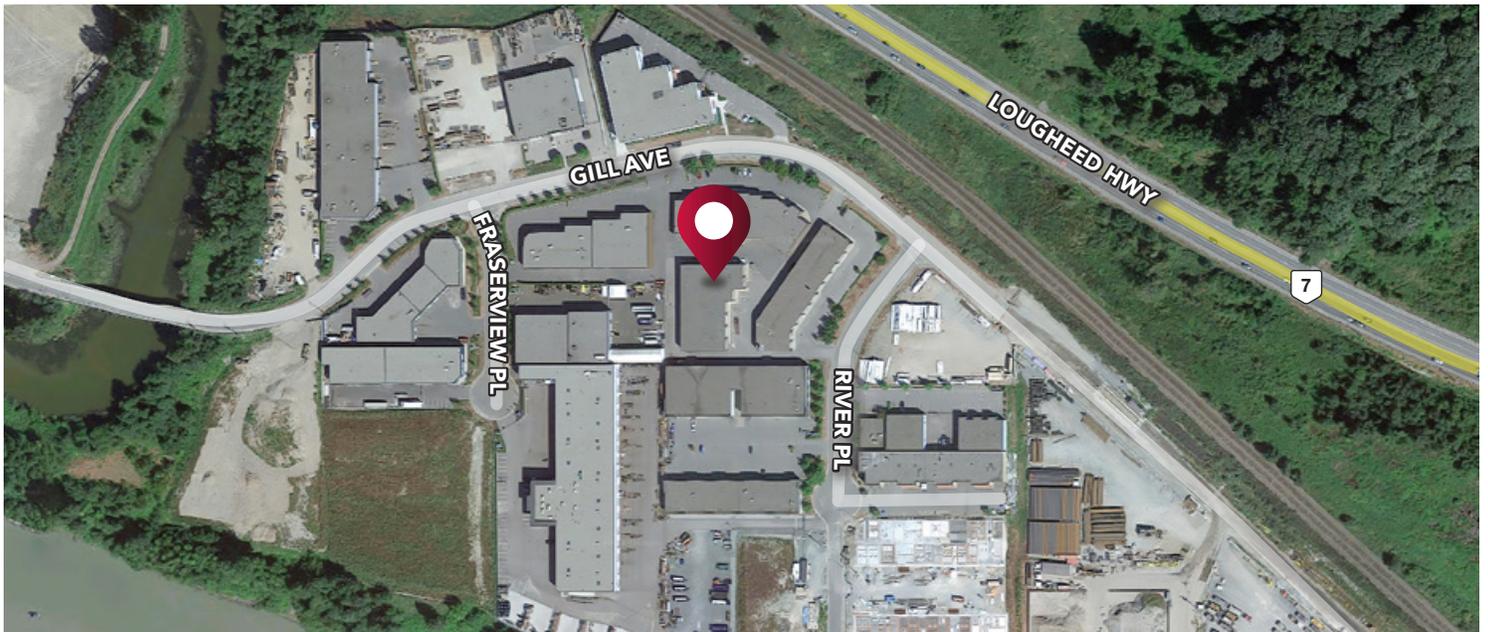
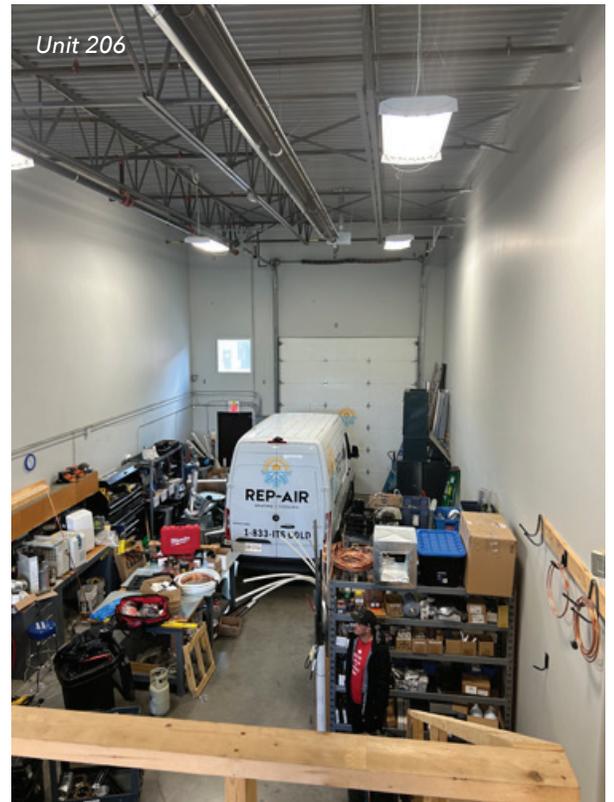
- ▶ One (1) grade level loading door (#206)
- ▶ Three (3) grade level loading doors (#301-303)
- ▶ Fully sprinklered
- ▶ 21' ceiling heights
- ▶ Well-configured space
- ▶ One (1) washroom (#206)
- ▶ Two (2) washrooms (#301-303)

Available Area (Approximate)

Unit	Ground Floor	Asking Lease Rate	Availability
206	1,922 SF	\$15.00 PSF	LEASED
301	1,850 SF	\$14.00 PSF	LEASED
302-303	3,745 SF	\$14.00 PSF	LEASED
306-307	5,132 SF	\$14.00 PSF	LEASED

Taxes & Operating Costs

\$6.78 PSF (2023)



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