

FOR LEASE | WAREHOUSE UNIT
#101 - 31510 GILL AVENUE
MISSION, BC



- ▶ **Approximately 1,395 SF Ground Floor Area**
- ▶ **480 SF Second Level Mezzanine Office**
- ▶ **High Exposure to Lougheed Highway**

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
- ▶ 3-phase electrical service
- ▶ Fully sprinklered
- ▶ 21' ceiling heights
- ▶ Well-configured space
- ▶ One (1) washroom

Available Area (Approximate)

Ground floor	1,395 SF
Mezzanine office	480 SF
Total	1,875 SF

Asking Lease Rate

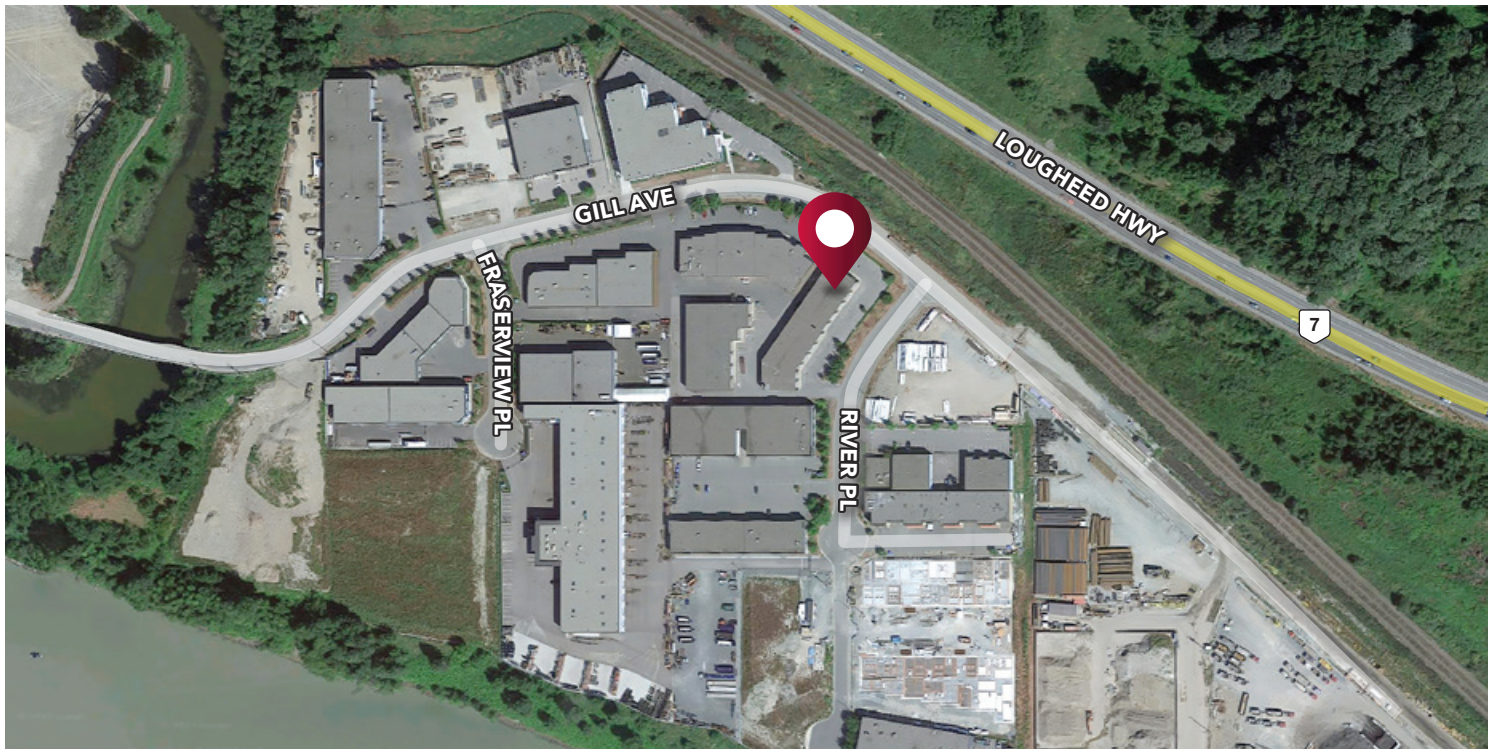
\$16.00 PSF

Taxes & Operating Costs

\$5.50 PSF (2024)

Availability

Immediate



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