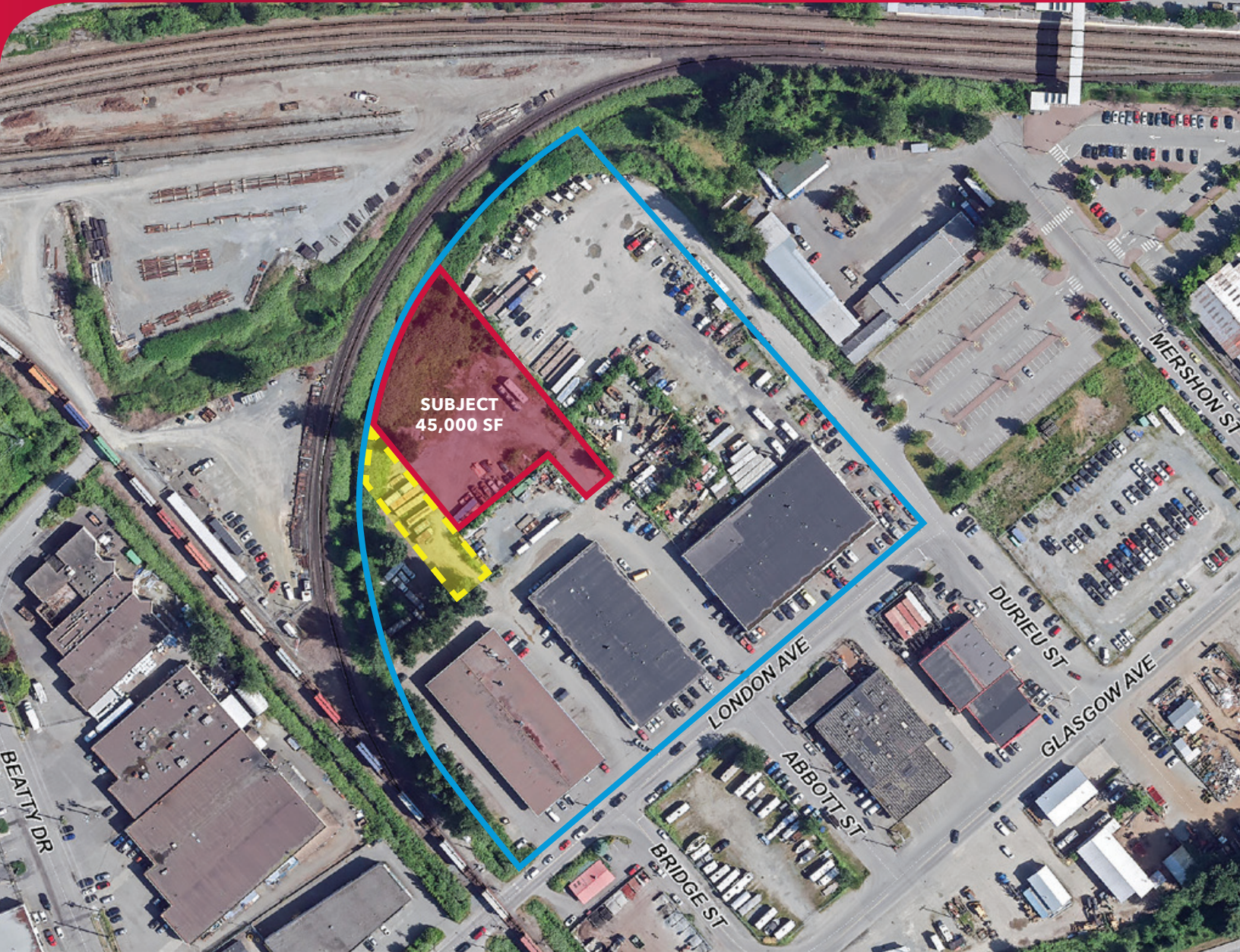


FOR LEASE | INDUSTRIAL  
33167 LONDON AVENUE  
MISSION, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ 45,000 SF Fenced and Gated Yard
- ▶ Good Access to Lougheed Highway and Abbotsford

**Don Mussenden**  
Personal Real Estate Corporation  
D 604.630.3373 C 604.724.0700  
don.mussenden@lee-associates.com

**FOR LEASE | INDUSTRIAL**  
**33167 LONDON AVENUE**  
**MISSION, BC**

**Location**

33167 London Avenue is located in the downtown industrial district of Mission, BC. This location is easily accessible via Highway 11 and Lougheed Highway.

**Zoning**

ING – permits a broad range of light and heavy industrial uses including manufacturing, wholesale and warehouse and outside storage.

**Improvements**

The surface is finished with an “asphalt mix” base. The yard will be proved fenced and gated.

**Lot Size**

Approximately 45,000 SF. The lot dimensions are irregular but approximately 200' x 225'. An additional yard area of approximately 6,000 SF may be added to provide up to 51,000 SF.

**Basic Lease Rate**

\$2.80 PSF per annum

**Taxes & Operating Costs**

The Tenant is responsible for its proportionate share of property tax which, for 2023, is \$0.50 PSF per annum.

**Lease Term**

Two years. In some cases, the Landlord may permit a shorter lease term.

**Availability**

January 1, 2024



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