

FOR LEASE | WAREHOUSE UNIT  
#5 - 7252 RIVER PLACE  
MISSION, BC



- ▶ **Affordable Warehouse/Office Premises Available For Immediate Occupancy**
- ▶ **Approximately 2,693 SF Comprised of 1,219 SF Office & 1,474 SF Warehouse**

#### 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.

#### Highlights

- ▶ 1 grade level loading door
- ▶ 2 washrooms (1 with shower)
- ▶ Lunchroom, roughed-in laundry areas
- ▶ Fully sprinklered
- ▶ Approximately 28' clear ceiling heights

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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 doors
- ▶ High quality office areas
- ▶ Lunchroom/laundry rough-in
- ▶ Fully sprinklered
- ▶ 28' ceiling heights
- ▶ Well-configured space
- ▶ Two (2) washrooms

## Available Area (Approximate)

Warehouse	1,474 SF
Ground floor office	522 SF
Second floor office	697 SF
<b>Total</b>	<b>2,693 SF</b>

## Asking Lease Rate

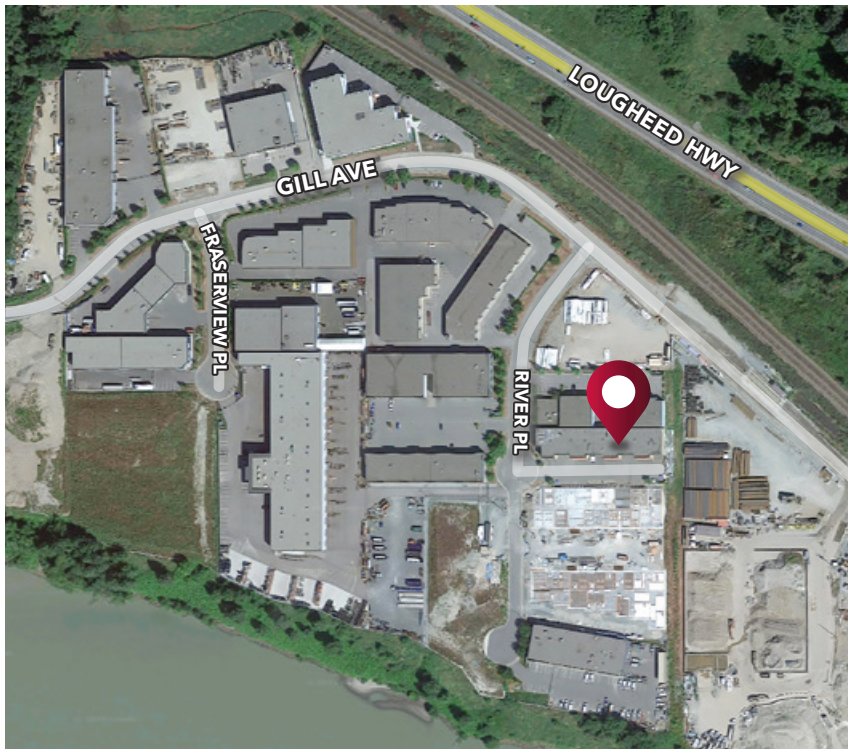
\$14.95 PSF \$11.50 PSF

## Taxes & Operating Costs

\$5.64 PSF (2023)

## Availability

Immediate



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