

FOR SALE/LEASE

2,182 SF INDUSTRIAL WAREHOUSE

Unit 107
32885 Mission Way
Mission, BC



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 2,182 sf warehouse with front grade loading door
- Convenient access to Abbotsford-Mission Highway & Lougheed Highway
- Lease rate: \$8.00/sf net
- Asking price: \$362,000 (\$165.90/sf)

For more information
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2,182 SF INDUSTRIAL WAREHOUSE

Unit 107
32885 Mission Way
Mission, BC

OPPORTUNITY

The opportunity to purchase or lease a well maintained 2,182 sf industrial unit in a multi-tenant strata complex. This property presents a flexible investment or owner occupier opportunity

LOCATION

Located on Mission Way, the complex is walking distance from a variety of amenities at Junction Shopping Centre as well as Mission City Station, which is serviced by The Westcoast Express. Close proximity to the Abbotsford Mission Highway and Lougheed Highway provide easy access to the US border, Highway 1 and communities across the Lower Mainland.

PROPERTY FEATURES

- Concrete tilt up construction
- Front grade loading door
- 22' clear ceiling height
- Fully sprinklered
- 100 amp/600 volt 3 phase power

ZONING

INL1 - Industrial Light Impact One Zone

LEASE OPTION

Additional rent: \$3.50 per square foot

Basic rent: \$8.00 per square foot

SALE OPTION

Strata fee: \$136.50/month

Annual property tax: \$6,245.51 (2015)

Asking price: \$362,000 (\$165.90/sf)

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