

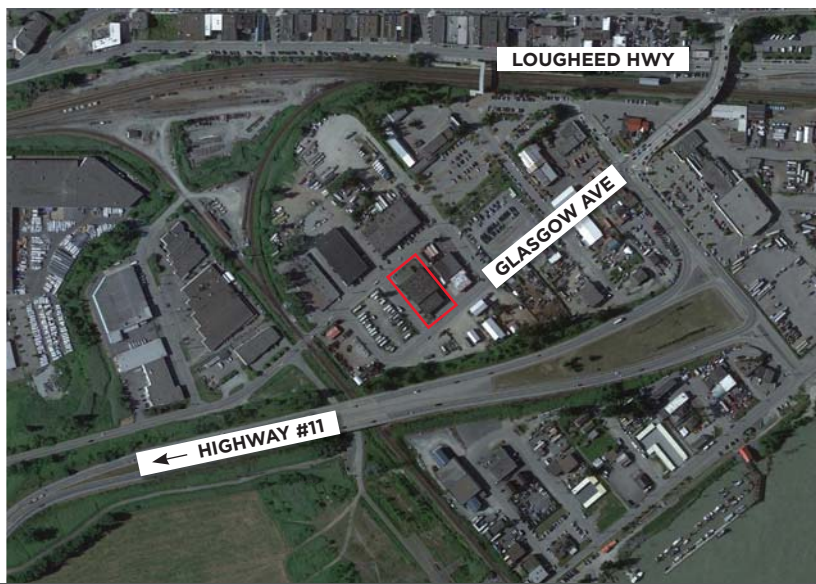


**CUSHMAN &  
WAKEFIELD**

FOR LEASE

**33221 GLASGOW AVENUE**  
MISSION, BC

12,208 SF WAREHOUSE & OFFICE AVAILABLE



**Eric Rice**

Senior Associate  
Industrial Sales & leasing  
604 640 5877  
eric.rice@cushwake.com

**Rick Eastman**

Personal Real Estate Corporation  
Executive Vice President, Industrial  
604 640 5863  
rick.eastman@cushwake.com





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# FOR LEASE

## 33221 GLASGOW AVENUE

### MISSION, BC

#### LOCATION

The subject property is located at the corner of Glasgow Avenue and Abbott Street in the downtown industrial district of Mission, BC. The building is easily accessible off both Highway 11 and the Lougheed Highway and is close to a wide array of commercial amenities.

Mission is just a 15-minute drive from the US border, and approximately 70 kilometers east of the City of Vancouver. Mission is a growing community of over 45,000 residents nestled in the Coast Mountains beside the Fraser River. Residents enjoy Mission's rich history and strong sense of community, while also retaining the benefit of ready access to the Greater Vancouver area.

#### BUILDING FEATURES

- Newly finished office/ showroom
- 4 grade doors (10' x 14')
- 22' clear height in warehouse
- Radiant tube warehouse heating
- 3 phase power: 400 amp / 250 volt (to be confirmed by tenant)
- Fluorescent lighting
- Skylights throughout warehouse area
- Abundant parking
- Small fenced yard area

#### AVAILABLE AREA

##### Area 1

|                             |          |
|-----------------------------|----------|
| Main Floor Office/Warehouse | 2,924 sf |
| Mezzanine Office            | 1,684 sf |
| Total Area 1                | 4,608 sf |

##### Area 2

|                             |                  |
|-----------------------------|------------------|
| Warehouse                   | 7,600 sf         |
| <b>Total Available Area</b> | <b>12,208 sf</b> |

#### ZONING

CH1 (Commercial Highway One Zone): Provides a wide array of both light industrial and commercial uses.

#### BASIC LEASE RATE

\$9.95 psf

#### ADDITIONAL LEASE RATE

Estimated at \$3.50 psf (for 2021)



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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