



FOR LEASE

PRIME INDUSTRIAL LAND WITH FRASER RIVER FRONTAGE

33610 BROADWAY AVENUE
MISSION, BC

FROM 1.0 TO ±7 ACRES
LIGHT & HIGH IMPACT INDUSTRIAL LAND



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



FOR LEASE

PRIME INDUSTRIAL LAND WITH FRASER RIVER FRONTAGE 33610 BROADWAY AVENUE MISSION, BC

OPPORTUNITY

A unique opportunity to lease 1.0 to ±7 acres land with Heavy Industrial designation in the District of Mission. Easy to access location within close proximity to the Mission City Railway Station, Highway 7 and Highway 11.

LOCATION

Along with the unique benefit of Fraser River frontage, the subject properties are located very close to the significant retail and restaurant amenities of downtown Mission.

ZONING - ING & ING2 - HEAVY INDUSTRIAL

As per the Zoning Bylaw, the subject properties are zoned as ING and ING2, allowing Light and Heavy Industrial uses.

FEATURES

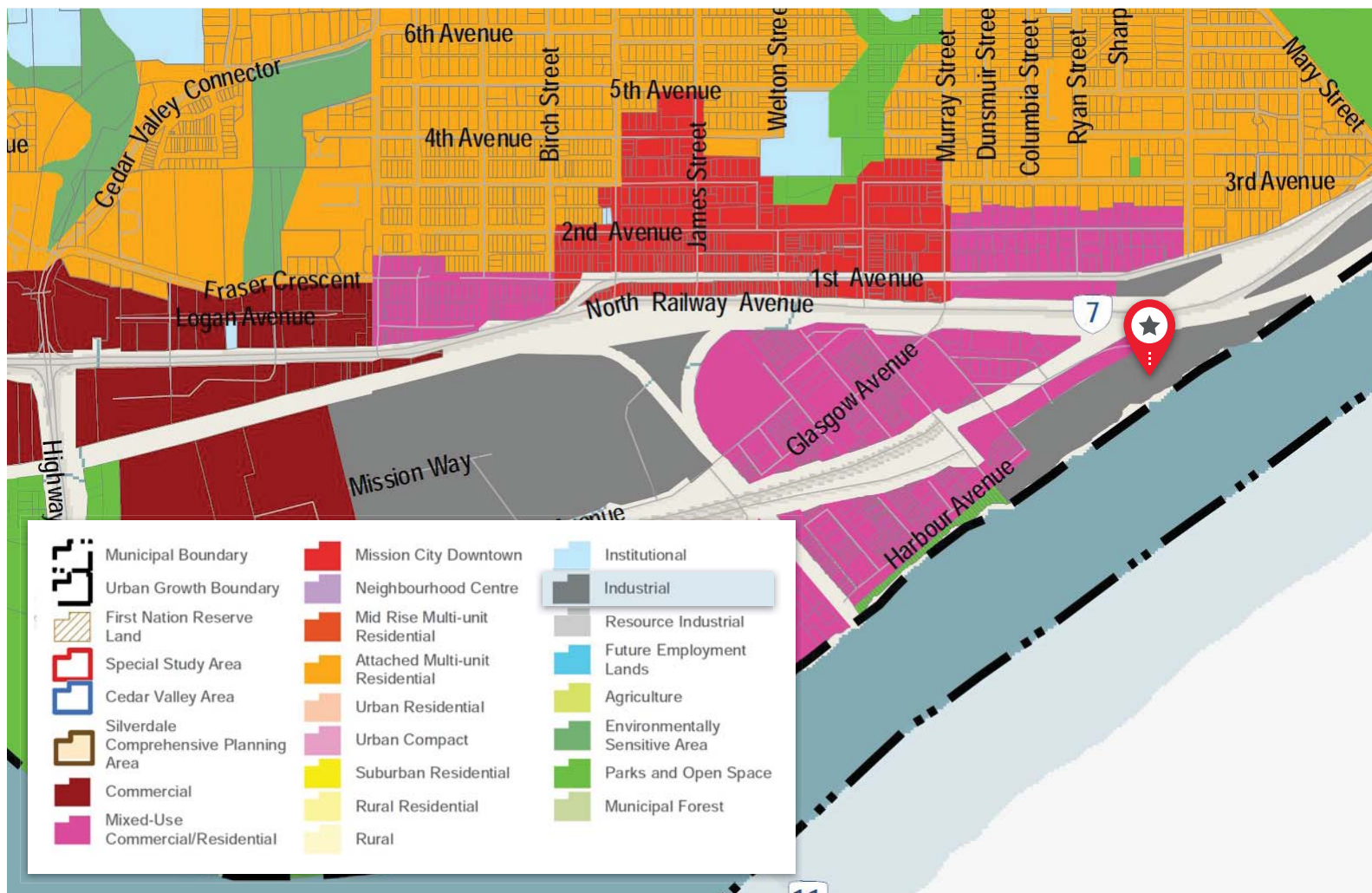
- Mobile office with office and lunch room
- Two (2) washrooms
- 80 ft truck scale
- Heavy power
- Paved and graveled surface
- Potential for larger, freestanding office building if required

LEASE RATE

\$1.25 psf, net, per annum, for yard

PROPERTY TAXES

\$0.25 psf (estimate for 2020)



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