



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

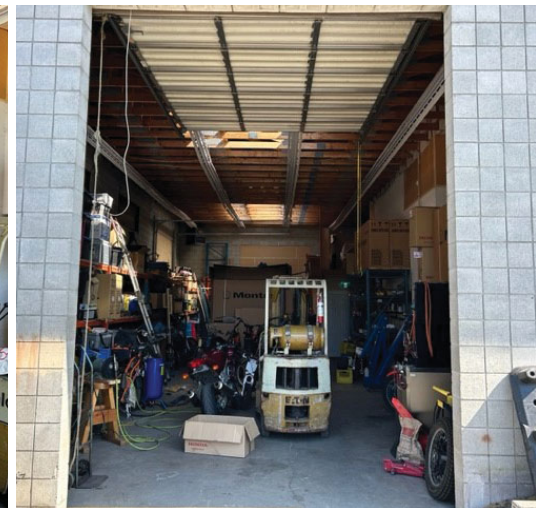
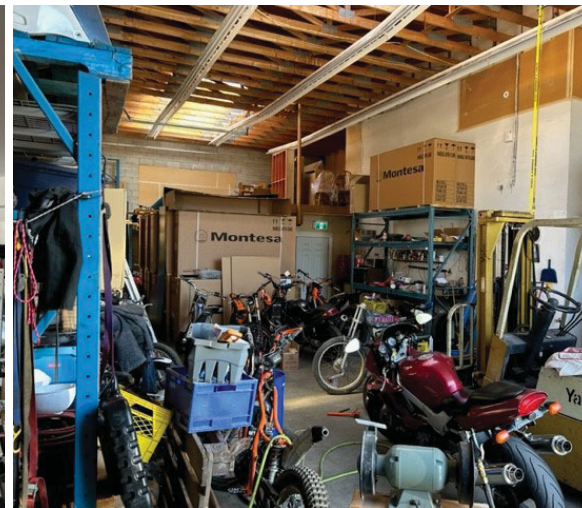
**33221 GLASGOW AVENUE**

MISSION, BC

FROM 1,828 SF TO 4,599 SF AVAILABLE



**FROM ONLY \$15.95 PSF NET**



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**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**

- Grade level loading (10’ x 14’)
- 18’ – 22’ clear ceilings in warehouse
- Radiant tube warehouse heating
- 3-phase electrical service (specifics to be confirmed)
- Fluorescent lighting
- Abundant parking
- Area 1B, Mezzanine Office, undergoing renovation

**SITE AREA**

21,000 sf (0.48 acre)

**AVAILABLE AREA**

<b>UNIT A</b>	
Main Floor Showroom/Warehouse	2,771 sf
<b>UNIT B</b>	
Mezzanine Office	1,828 sf
<b>Total Available Area</b>	<b>4,599 sf</b>

**ZONING**

CH1 (Commercial Highway One Zone) – Provides a wide array of both light industrial and commercial uses. For more information visit: [www.mission.ca/city-hall/bylaws](http://www.mission.ca/city-hall/bylaws)

**ADDITIONAL RENT**

~\$6.40 psf for 2023

**LEASE RATE**

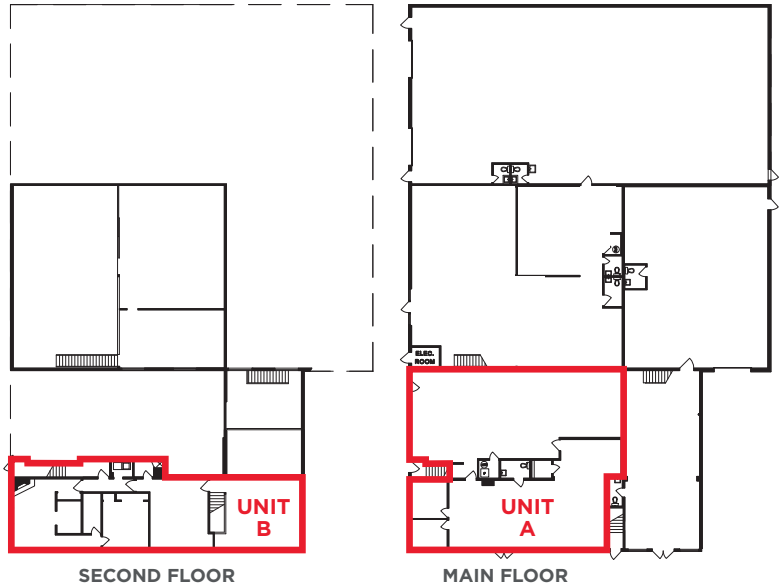
From \$15.95 psf net

**COMMENTS**

Various unit sizes available for long term lease. Mezzanine office area to be newly finished and ready for occupancy. Very central, accessible location in the heart of the Downtown Mission Industrial District.

**AVAILABLE**

Immediately



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