

FOR SALE OR LEASE | INDUSTRIAL  
**UNIT 102 - 31413 GILL AVENUE**  
MISSION, BC

**REDUCED**



**SILVER CREEK BUSINESS PARK**

- ▶ **3,000 SF Ground Floor Shell Warehouse**
- ▶ **Modern Tilt-Up Construction**

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### 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.

### Legal Description

Strata Lot 2, Section 19, Township 17, New Westminster District Strata Plan BCS4095, Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V PID: 028-585-321

### Zoning

INBP1 (Industrial Business Park One Zone) – Allows for a wide range of uses including industrial institutional, service, and some forms of retail.

### Features

- ▶ Concrete tilt-up construction
- ▶ Sprinklered
- ▶ 26' 9" clear ceilings
- ▶ Gas-forced air heat in warehouse
- ▶ LED warehouse lighting
- ▶ Two (2) 14' x 14' grade loading doors (drive through capability)
- ▶ Exposure to Lougheed Highway
- ▶ 3-phase power
- ▶ Five (5) parking stalls

### Available Area (Approximate)

3,000 SF ground floor (30' x 100')

### Basic Lease Rate

\$16.00 PSF

### Property Taxes

\$13,770.43 (2022)

### Asking Price

\$1,488,000

Only \$496 PSF on ground floor area

### Taxes & Operating Costs

\$5.86 PSF (2022 estimate)

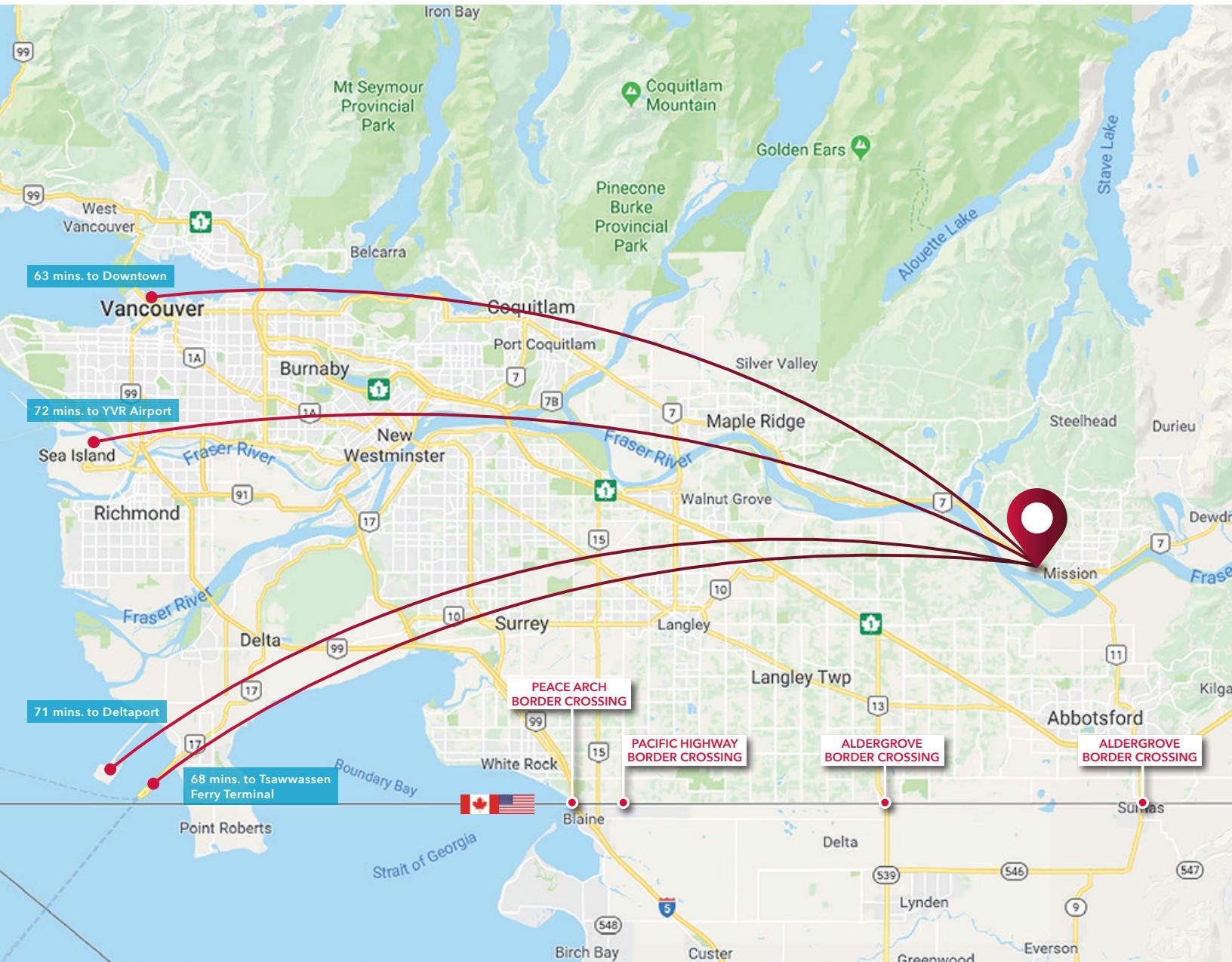
### Strata Fee

\$317.10 per month

### Availability

Immediate





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