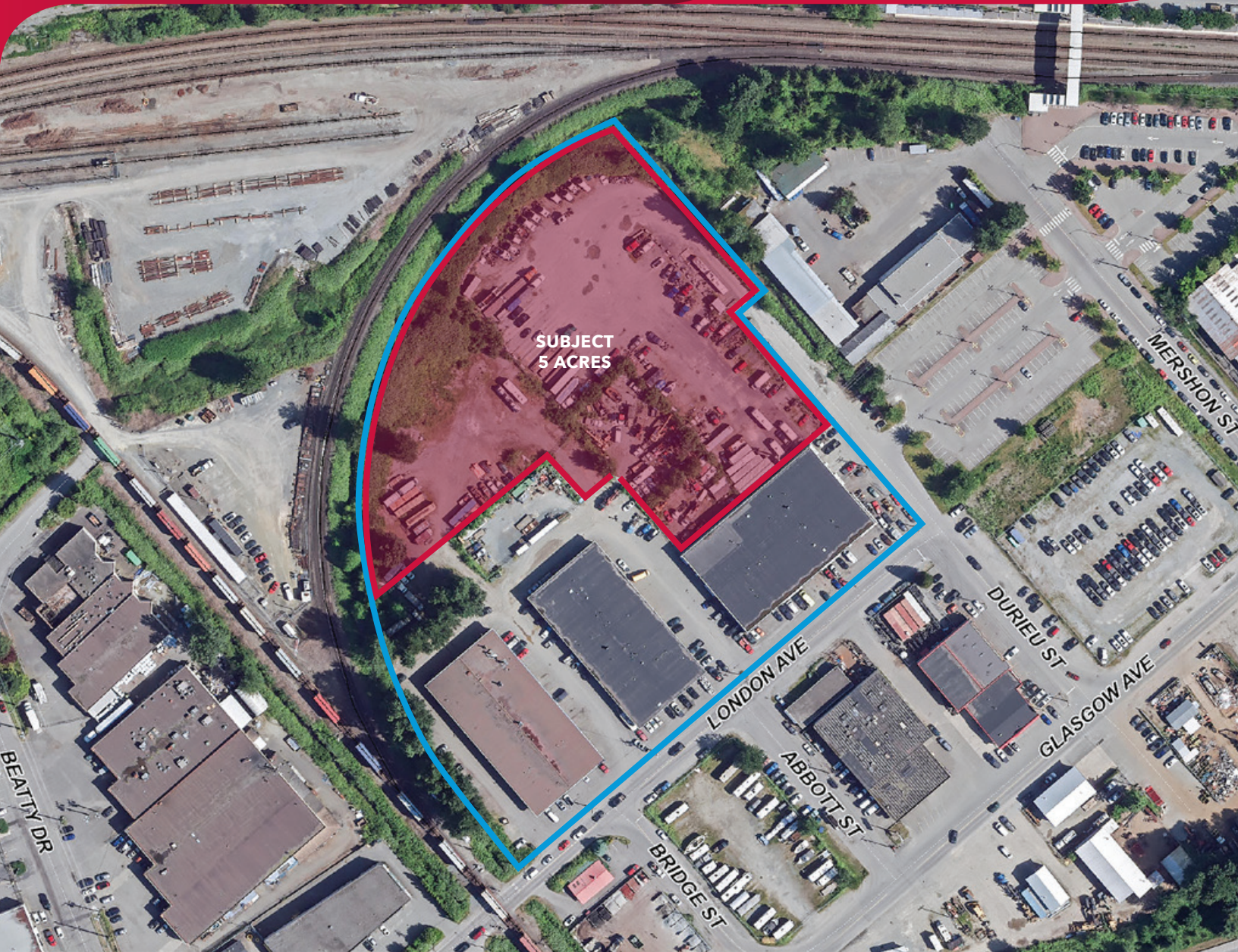


FOR LEASE | INDUSTRIAL
33167 LONDON AVENUE
MISSION, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ 5 Acres Fenced and Gated Yard
- ▶ Good Access to Lougheed Highway and Abbotsford

Don Mussenden
Personal Real Estate Corporation
D 604.630.3373 C 604.724.0700
don.mussenden@lee-associates.com

Location

33167 London Avenue is located in the downtown industrial district of Mission, BC. This location is easily accessible via Highway 11 and Lougheed Highway.

Zoning

ING – permits a broad range of light and heavy industrial uses including manufacturing, wholesale and warehouse and outside storage.

Improvements

The yard improved fenced and gated and has a gravel base mixed with asphalt.

Lot Size

Approximately 5 acres. Subject to final measurement.

Basic Lease Rate

\$2.50 PSF per annum

Taxes & Operating Costs

The Tenant is responsible for its proportionate share of property tax which, for 2026, is \$0.47 PSF per annum. Tenant to pay proportional share of tax and operating cost escalation over base year 2026.

Lease Term

Three years. In some cases, the Landlord may permit a shorter lease term.

Availability

Immediate



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