

FOR LEASE

New Industrial Building
up to **23,265 SF**

7246 River Place, Mission BC



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Opportunity

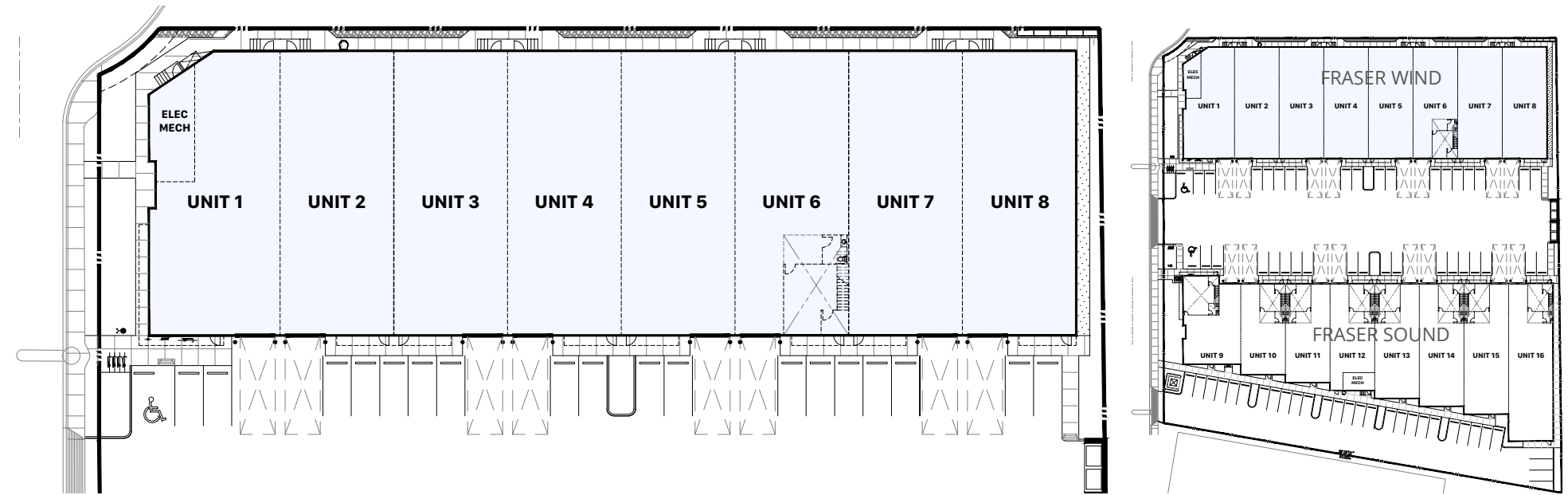
Fraser Place Industrial Park presents the unique and exclusive opportunity to secure a brand new modern industrial space in south-west Mission. Located adjacent to Highway 7 and minutes away from the city centre, Fraser Place offers up to 23,265 SF of open warehouse space. Construction of both buildings is complete and ready for occupancy.

Fraser Place Industrial Park is strategically located just south of the Lougheed Highway, and is less than a five minute drive to downtown Mission and the Mission Bridge; connecting downtown Mission to Abbotsford via Highway 11.

Civic Address	7246 River Place, Mission BC
Zoning	INBP1 (Industrial Business Park One Zone)
Loading	One (1) grade level loading door per unit (Eight (8) total)
Ceiling Height	26' clear
Power	225 Amp, 120/208 volt, three-phase electrical service per unit
Lease Rate	Contact Listing Agents
Additional Rent (Estimate 2025)	\$7.85 per SF



Site Plan



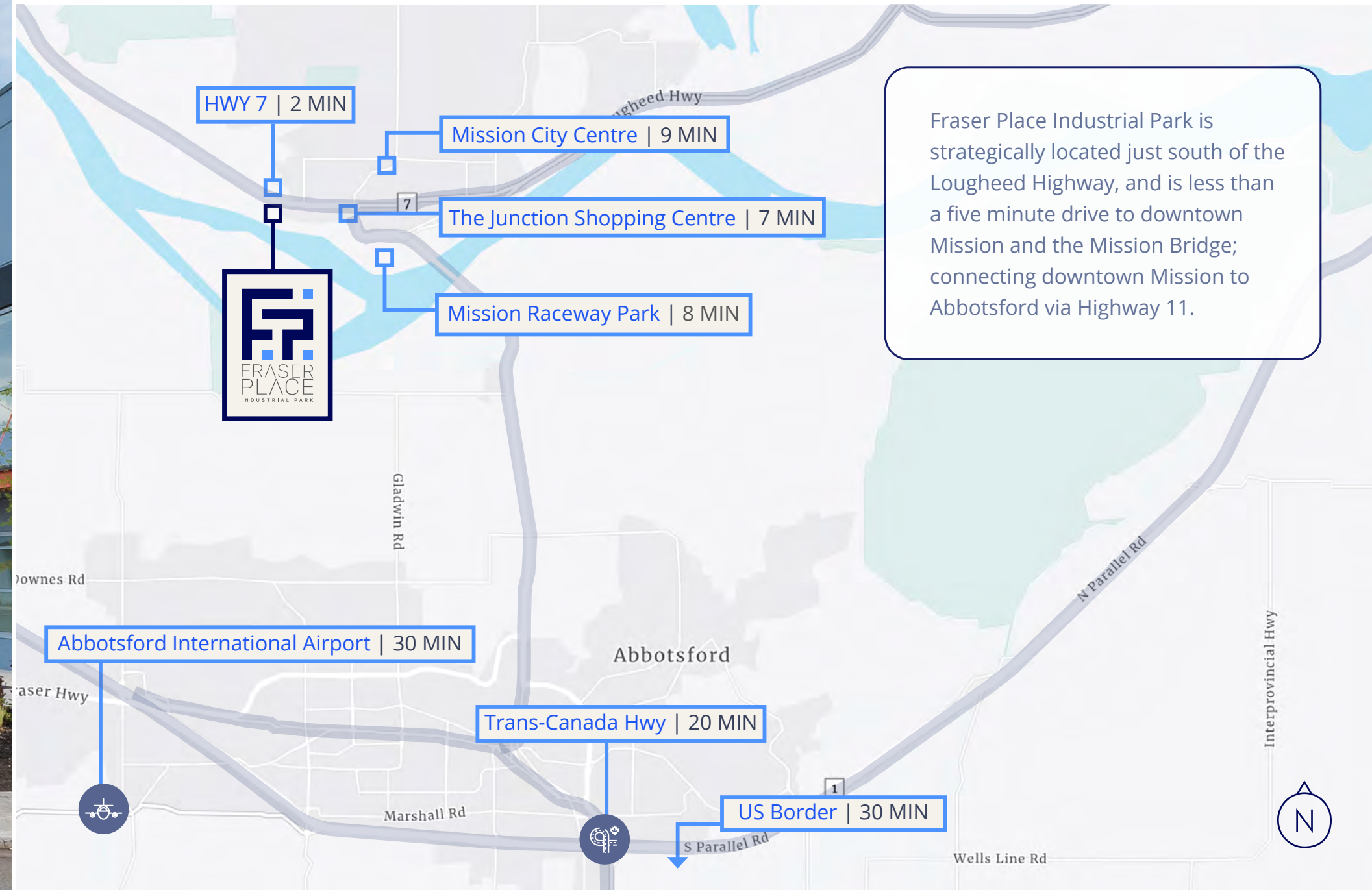
Unit Number	Ground Floor	Second Floor Office	Total Size
1	2,727 SF	None	2,727 SF
2	2,851 SF	None	2,851 SF
3	2,851 SF	None	2,851 SF
4	2,851 SF	None	2,851 SF
5	2,851 SF	None	2,851 SF
6	2,851 SF	581	3,432 SF
7	2,851 SF	None	2,851 SF
8	2,851 SF	None	2,851 SF
Totals	22,684 SF	581 SF	23,265 SF

With a wide range of available unit sizes, Fraser Place can accommodate business requirements from 2,727 SF to 23,265 SF

Building Features

 <p>GRADE DOORS 8 Grade level loading doors (14' x 12')</p>	 <p>HEATERS Overhead gas forced air heating in each unit</p>	 <p>PARKING Ample parking with EV charge rough-ins per unit</p>	 <p>HEIGHT 26' clear ceiling</p>
 <p>DEMISING Building demises well into sections of 5,548 SF or 11,985 SF</p>	 <p>POWER 225-amp, 120/208 volt, 3-phase electrical service per unit</p>	 <p>FOOTPRINT Opportunity to combine several ground floor only units to obtain a larger ground floor only footprint</p>	 <p>LIGHTING LED warehouse lighting</p>
 <p>LOCATION Easy access to Lougheed Hwy and Hwy 11</p>	 <p>WASHROOMS Ground floor handicap accessible washroom</p>	 <p>VACANCY Vacant and ready for occupancy</p>	 <p>KITCHENETTE Kitchenette on ground floor</p>

Strategic Location



Developed by:
solterra



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