

FOR SUBLEASE

Units 11, 12 – 8650 Dewdney Trunk Road, Mission, B.C.

3,835 – 7,670 SF BRAND-NEW INDUSTRIAL SPACE IN MISSION

REDUCED RATE:
\$8.50 PSF



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OPPORTUNITY

Presenting the opportunity to sublease two contiguous, brand new industrial warehouse units at Cade Barr Business Park in Mission. Located along Dewdney Trunk Road and Cade Barr Street, the units are well situated for local servicing and industrial operations.

The available spaces offers the option to sublease either 3,835 SF or 7,670 SF of brand new warehouse space featuring one rear grade-level door, 200Amp - 120/208V - 3 Phase Power , one washroom and 4 parking stalls per unit as well as 26' clear height. Zoned CD-54, a broad range of uses are permitted including warehousing, light manufacturing, office, recreation, and general service uses, offering flexibility for a wide variety of industrial and commercial occupiers within a modern, purpose-built industrial park setting in Mission.



HIGHLIGHTS



3,835 - 7,670 SF



26' Clear Height



200Amp - 120/208V - 3 Phase Power per unit



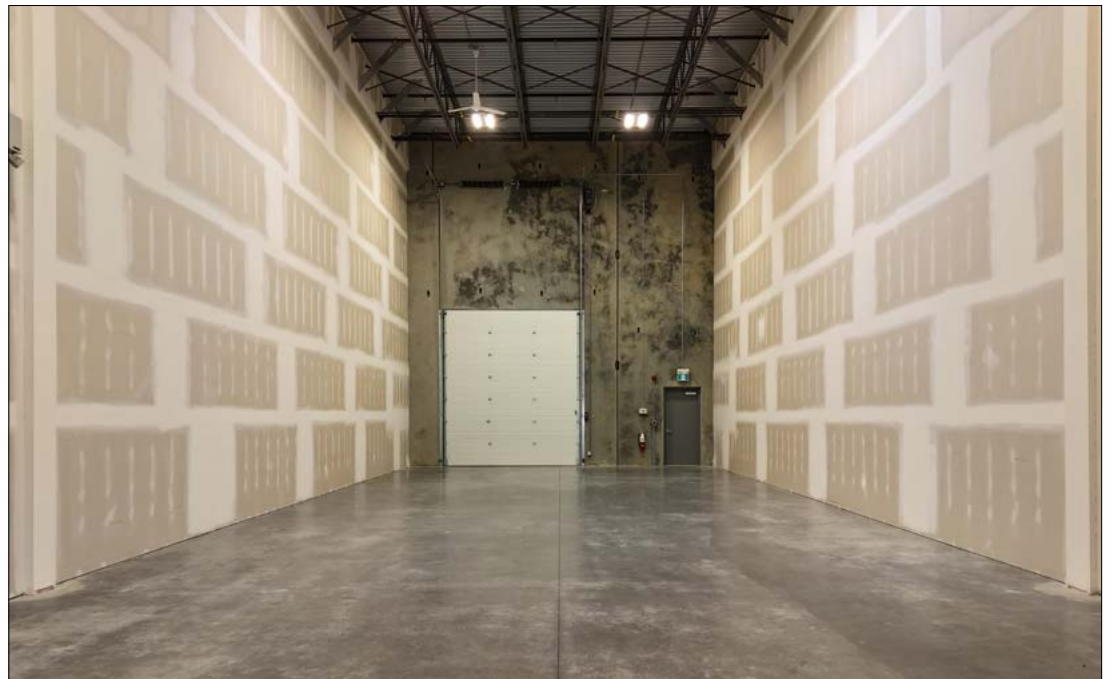
Flexible CD54 Zoning



Sublease Rate: \$8.50

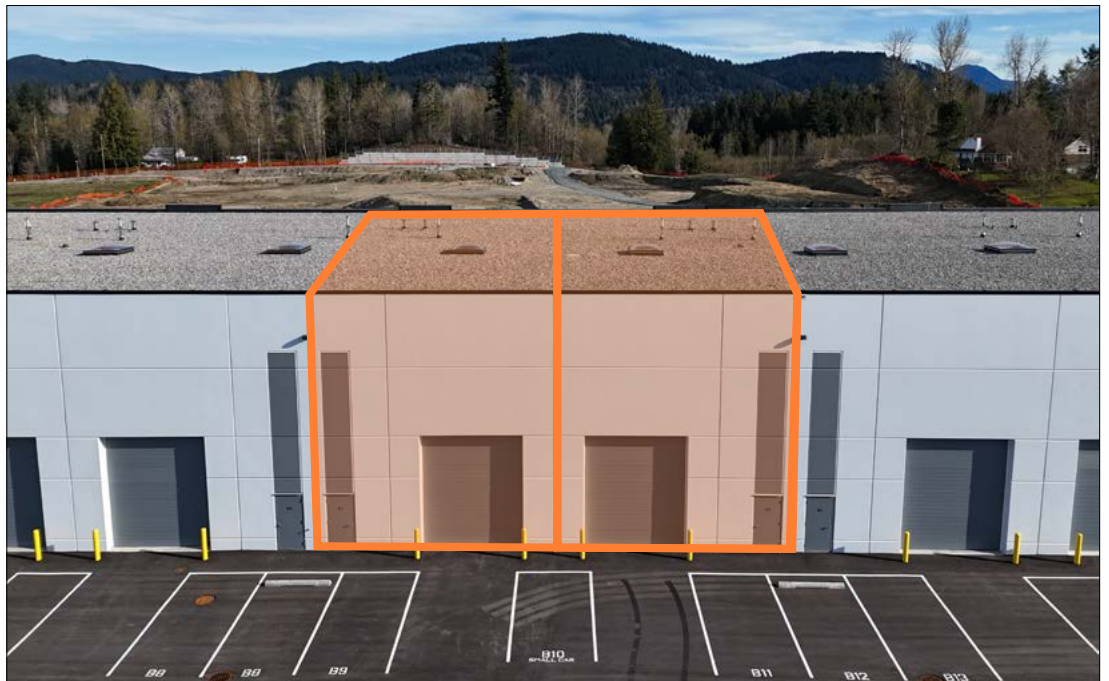


Sublease Expiry: Contact Agent



PROPERTY DETAILS

Civic Address:	11, 12 – Building B - 8650 Dewdney Trunk Road, Mission, B.C.	
Total Improved Area:	Unit 11	Ground Floor: 2,940 SF Mezzanine: 895 SF Total: 3,835 SF
	Unit 12	Ground Floor: 2,940 SF Mezzanine: 895 SF Total: 3,835 SF
	Combined	Ground Floor: 5,880 SF Mezzanine: 1,790 SF Total: 7,670 SF
*Units can be subleased together or separately		
Grade Loading Doors:	One (1) per unit (12' x 14')	
Power:	200Amp - 120/208V - 3 Phase per unit	
Ceiling Clear Height:	26'	
Dedicated Parking Stalls:	4 per unit (8 in total)	
Notable Permitted Uses:	<ul style="list-style-type: none"> • Animal Daycare/Shelter • Brewery/Distillery • Child Care Centre • Educational Facility • General Service • Indoor Recreation • Light Industrial / Manufacturing • Warehousing 	



4 KEY DETAILS

Availability:	Immediate
Zoning:	CD-54
Sublease Rate:	\$8.50 PSF
Additional Rent (est. 2026)	\$7.15 PSF

DRIVE TIMES

The subject property is located along Dewdney Trunk Road in northern Mission, a growing and strategically positioned area within the Fraser Valley. The property benefits from convenient access to Lougheed Highway (Highway 7), providing efficient connectivity to Maple Ridge, Pitt Meadows, and onward to Coquitlam and the broader Lower Mainland.

Future users will benefit from proximity to the Mission Bridge, offering direct access to Abbotsford and Highway 11, as well as connections to Highway 1. The area is supported by a steadily expanding residential population, providing access to a diverse and growing customer base and labour pool within Mission and surrounding communities.



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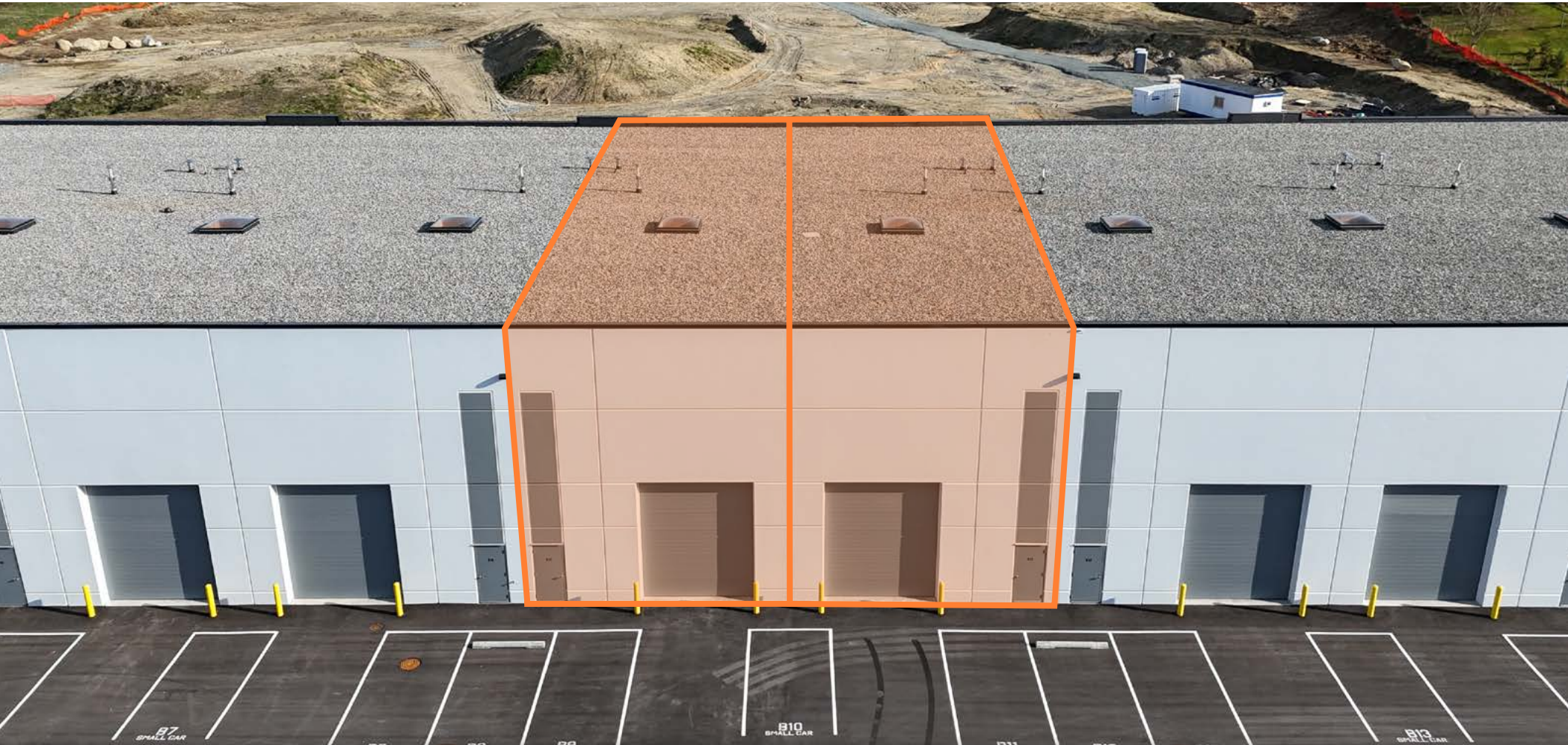
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