

FOR LEASE

31401 Gill Avenue, Mission, B.C.

1-ACRE (43,560 SF) INDUSTRIAL PROPERTY IN MISSION



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OPPORTUNITY

Presenting the opportunity to lease 1 acre (43,560 SF) of secured industrial yard in West Mission, located just seconds from Loughheed Highway. Recently subdivided, the site supports a range of uses including outdoor storage, truck parking, and wholesale operations, with Loughheed Highway access within 1 km via a signalized intersection.

The yard is graded and level, fully secured with gated entry, and includes a 250 SF improvement with 15' clear height and concrete slab, suitable for dry storage.

For further details or to arrange a tour, please contact the listing agents.

HIGHLIGHTS



1-Acre (43,560 SF) Industrial Yard



250 SF Improvement



Graded and Levelled



Base Rent: \$9,000 Per Month



PROPERTY DETAILS

Civic Address: 31401 Gill Avenue, Mission, B.C.

Legal Description: LOT 1 SECTION 19 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN EPP123864

PID: 032-397-283

Site Size: 1-Acre (43,560 SF)

- Site Details:**
- 250 SF Improvement
 - Leveled and Graded
 - Secure Gated Entry
 - Excellent access to Lougheed Highway and Highway 11

Location: 31401 Gill Avenue is located in Mission with immediate access to Lougheed Highway (Highway 7) via Nelson Street. The property benefits from strong east west connectivity throughout the Fraser Valley, with Downtown Mission and Abbotsford to the east and Maple Ridge, Langley, and Metro Vancouver to the west. Downtown Vancouver is approximately 75 minutes by vehicle.

Availability: July 1, 2026

Base Lease Rate: \$9,000 per month

Additional Rent (2026 est.): \$2,570 per month

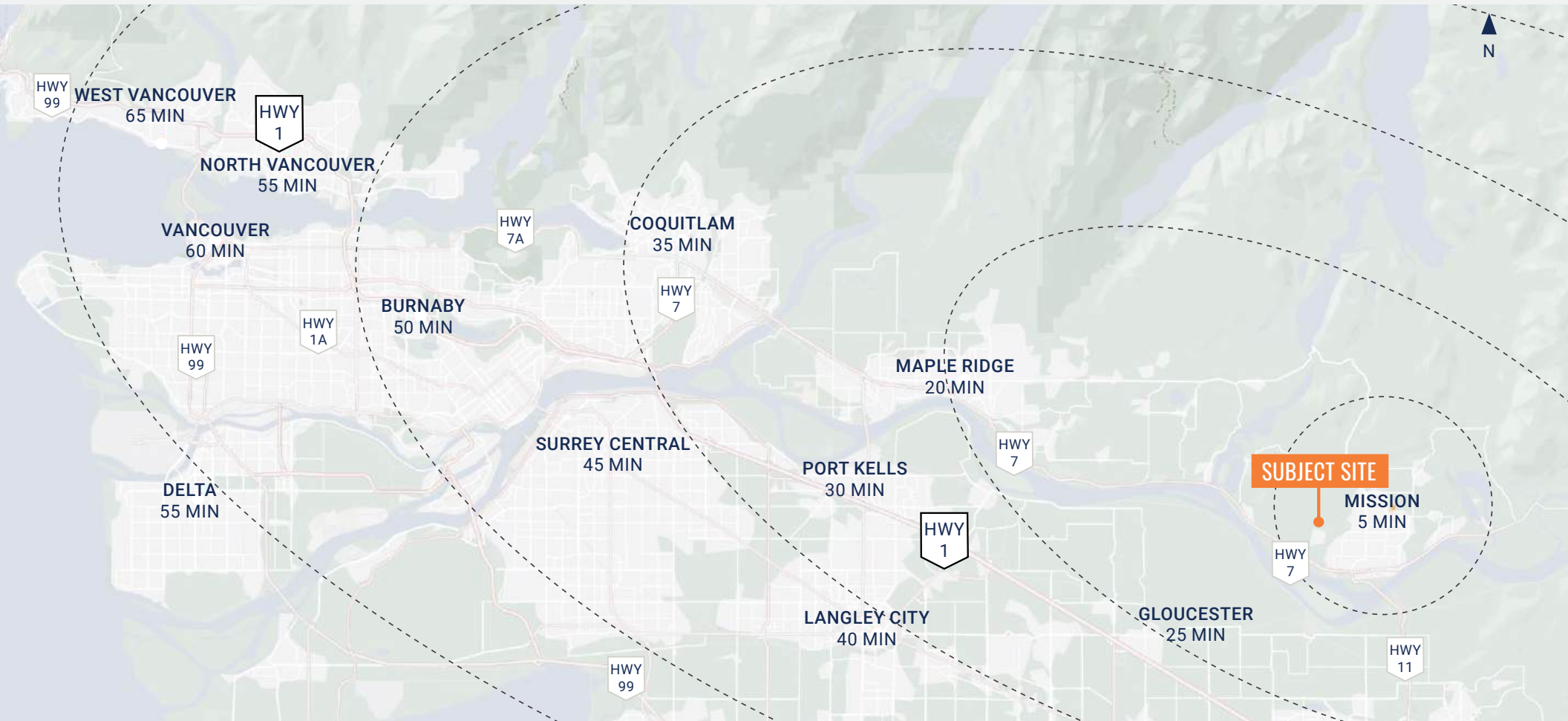
Total Monthly: \$11,570



DRIVE TIMES

The property offers convenient access to major transportation routes. With direct connections to Highway 7/Lougheed Highway, downtown Mission is just minutes away. The Mission Bridge is nearby to bring you to Abbotsford within 10 minutes, meanwhile the Golden Ears Bridge is conveniently located about 25 minutes west, offering direct access to Metro Vancouver and its surrounding areas.

Mission is a rapidly growing business hub in British Columbia, supported by a skilled and educated workforce. The area is experiencing substantial growth in industrial and commercial businesses, fostering opportunities for synergy.



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