

LARGE AND SMALL BAY UNITS AVAILABLE FOR SALE OR LEASE

400,000 + SF OF TIER 1 INDUSTRIAL SPACE
PHASE 1 COMPLETE - READY FOR OCCUPANCY



8650 & 8716 DEWDNEY TRUNK ROAD, MISSION BC

DEVELOPED BY



BUILT BY



MARKETED BY



8650 & 8716 DEWDNEY TRUNK ROAD, MISSION BC

THE OPPORTUNITY

Cade Barr Business Park marks Cedar Coast's first development project in the City of Mission. Situated along the northeast corner of the well-travelled Dewdney Trunk Road and Cade Barr Street, the 18.2-acre site anchors four light-industrial buildings totaling 400,000+ SF. The project includes viable opportunities for growing businesses and the dedication of a new fire hall servicing the surrounding Mission community.

THE PROJECT

Cade Barr Business Park is comprised of four buildings and hosts a total area of 400,000+ SF. Located at the southernmost and northernmost points of the site, Buildings A and D offer large bay units with dock and grade loading facilities. Buildings B and C, situated mid-site, provide small bay unit options.

Phase 1, consisting of Buildings A and B, is complete and addresses Metro Vancouver's industrial shortage by offering high-demand spaces in a newly sought-after market.

-  400,000+ SF ON 18.2 ACRES
-  LARGE BAY UNITS RANGE 14,374 SF - 20,925 SF
-  SMALL BAY UNITS RANGE 3,814 SF - 8,255 SF
-  PHASE 1 COMPLETE - READY FOR OCCUPANCY



Space for Business to Thrive

BUILDING COMPLETION

PHASE ONE

BUILDING A: COMPLETE
 BUILDING B: COMPLETE



PHASE TWO

BUILDING C: To Be Confirmed
 BUILDING D: Future Release

BUILDING SIZES

LARGE BAY UNITS

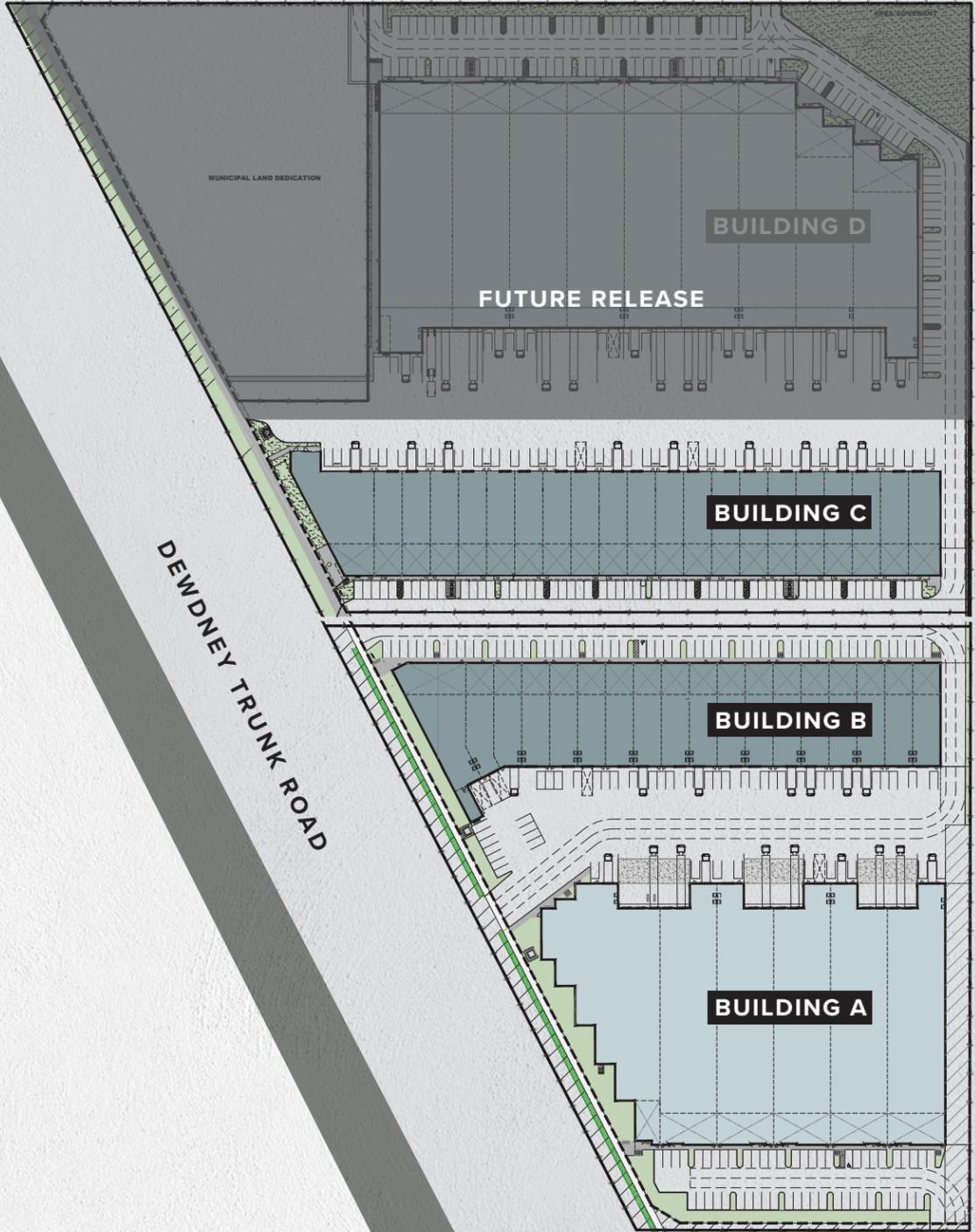
BUILDING A: 101,327 SF
 Main floor: 91,195 SF
 Mezzanine: 10,132 SF

BUILDING D: 145,730 SF
 Main floor: 127,958 SF
 Mezzanine: 17,772 SF

SMALL BAY UNITS

BUILDING B: 74,003 SF
 Main floor: 56,577 SF
 Mezzanine: 17,426 SF

BUILDING C: 85,002 SF
 Main floor: 65,744 SF
 Mezzanine: 19,258 SF



LARGE BAY UNITS
 SMALL BAY UNITS

SMALL BAY OPPORTUNITIES

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BUILDING B

Building B	Main (SF)	Mezzanine (SF)	Total (SF)
SL 1	6,061	2,194	8,255
SL 2	3,040	896	3,935
SL 3	2,918	896	3,814
SL 4 - SL 18	2,940	896	3,835
Total	56,113	17,418	73,531

BUILDING C

Building C	Main (SF)	Mezzanine (SF)	Total (SF)
SL 10	3,360	1,024	4,384
SL 11, 12, 15, 16, 19, 20, 23, 24, 27, 28	2,937	893	3,831
SL 13, 14, 17, 18, 21, 22, 25, 26, 29	2,940	896	3,835
SL 30	5,923	1,210	7,133
Total	65,115	19,228	84,343

FEATURES

1 grade door (12' x14') per unit complete with high lift and power operators

500 lbs/SF live load bearing capacity

3 Phase @ 600 volt power supply

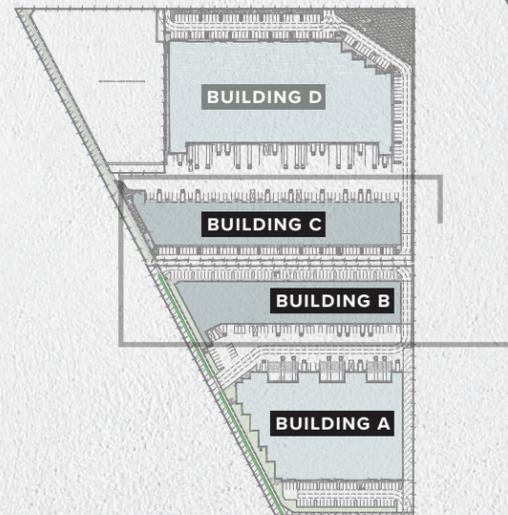
26' clear ceiling height

1 washroom per unit

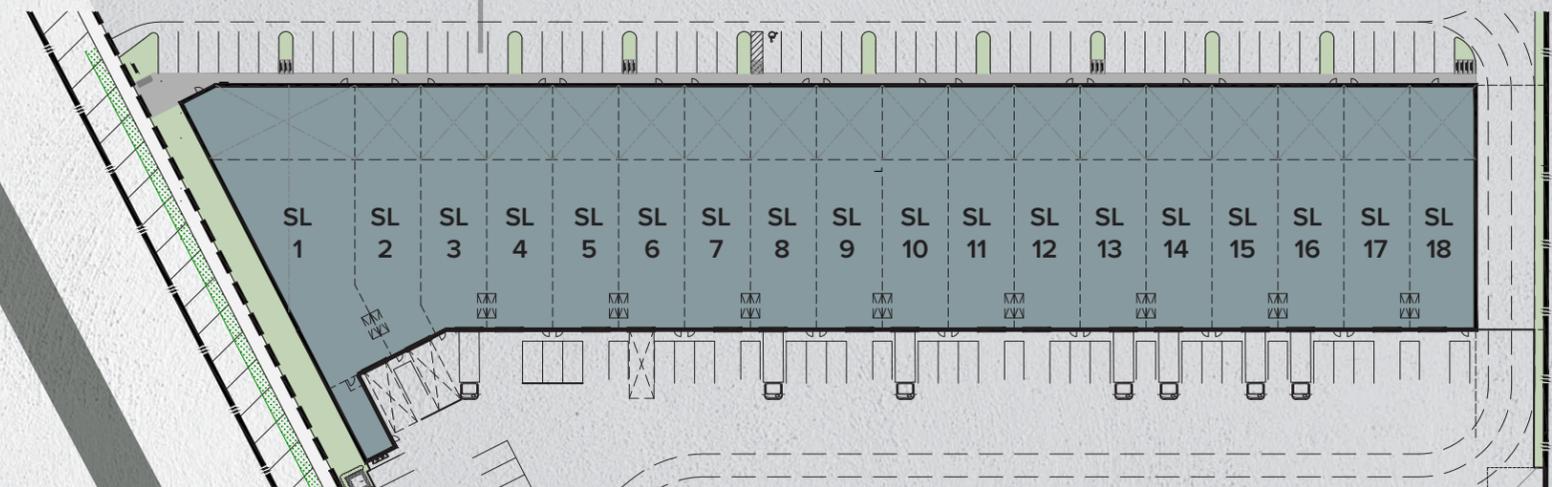
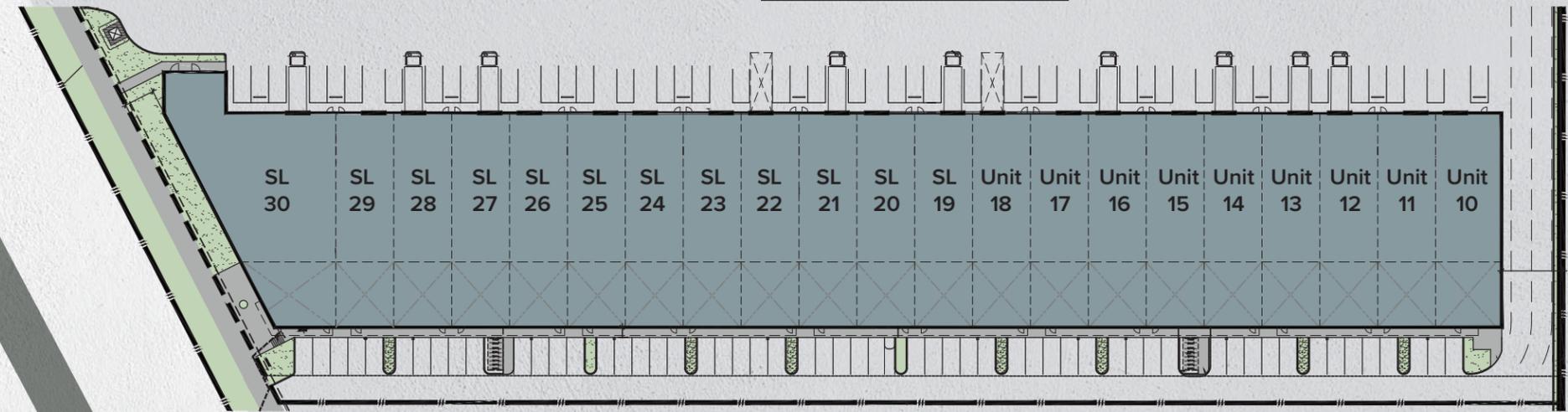
1-2 skylights per unit

ESFR sprinklers

Parking:
Building B: 85 Stalls
Building C: 100 Stalls



BUILDING C



BUILDING B

**75
MIN**

Drive to:
Vancouver
North Vancouver
Richmond
Deltaport
YVR

**55
MIN**

Drive to:
Burnaby
Coquitlam
New Westminster
Surrey
Surrey Fraser Docks
CN Container Terminal

**40
MIN**

Drive to:
Port Kells
Port Coquitlam
Aldergrove
Langley

**25
MIN**

Drive to:
Abbotsford
Maple Ridge
US / Canada Border
Chilliwack



DRIVE TIMES

● WEST VANCOUVER

● NORTH VANCOUVER

● COQUITLAM

● VANCOUVER

● BURNABY

● MAPLE RIDGE

● RICHMOND

● SURREY

● LANGLEY

● CHILLIWACK

● DELTA

● ABBOTSFORD

Historically known for its rural landscape, Mission is an evolving real estate submarket in the Fraser Valley.

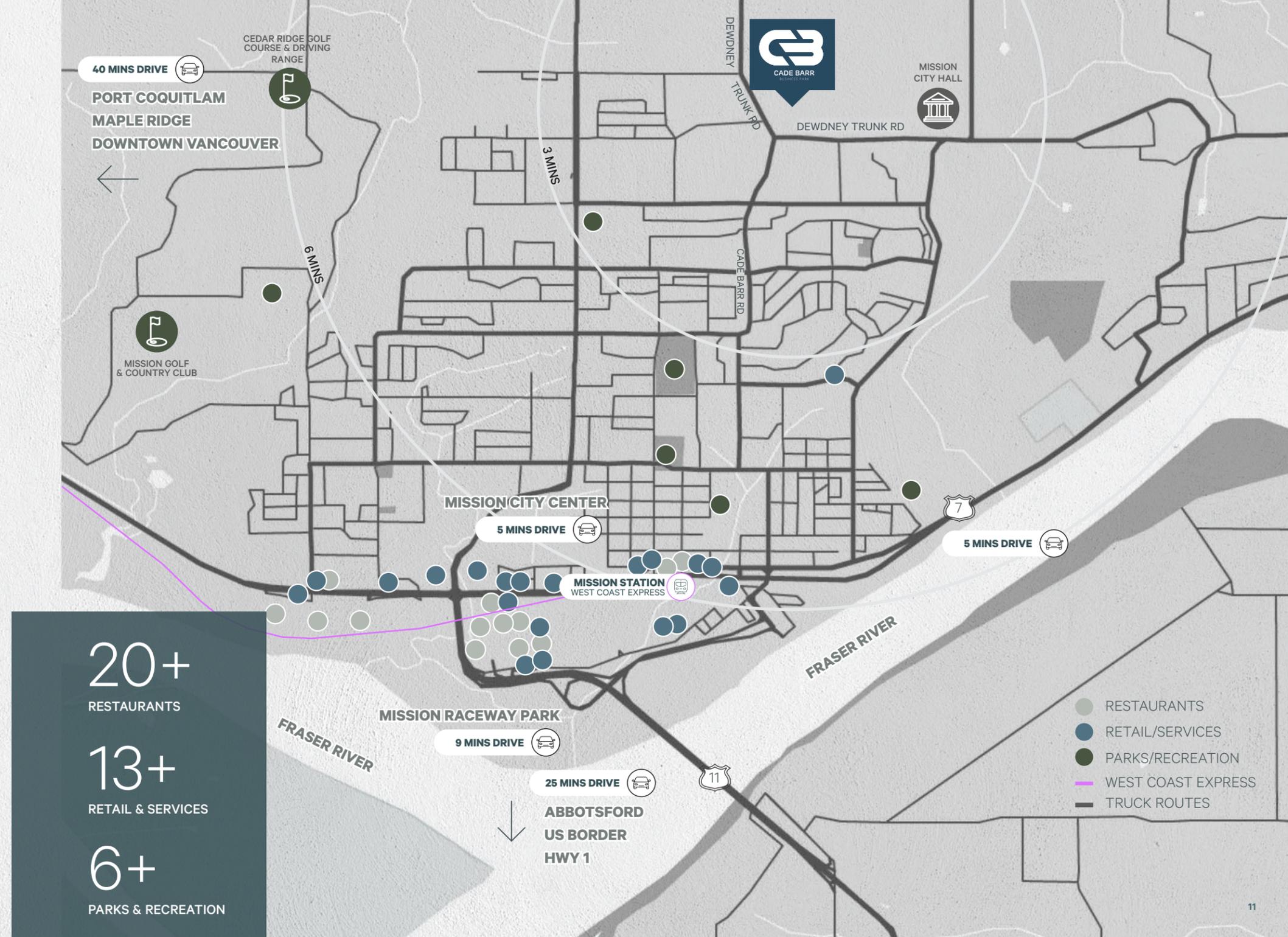
THE AREA

Tucked away on a southern coastal mountain slope, the vibrant and fast-growing community of Mission is only a swift drive from the USA border and 70 kilometers east of Downtown Vancouver. Its prime location, proximity to major arterial highway routes, and breathtaking natural scenery makes Mission an attractive destination for residents, businesses, and developers.

THE MARKET

Primed and ready for investment, Mission offers spectacular natural beauty, affordable land, a diverse workforce and accessibility to major highways, border crossings and airports. Mission residents enjoy an enviable lifestyle, surrounded by spectacular mountain vistas, the Fraser River and a 26,000-acre municipal forest teeming with lakes and trails.

With a host of cultural, music and family events throughout the year, Mission encapsulates all that is community. It is therefore not surprising that there is significant interest from developers, investors and businesses looking to offer residential, commercial, industrial and institutional projects.

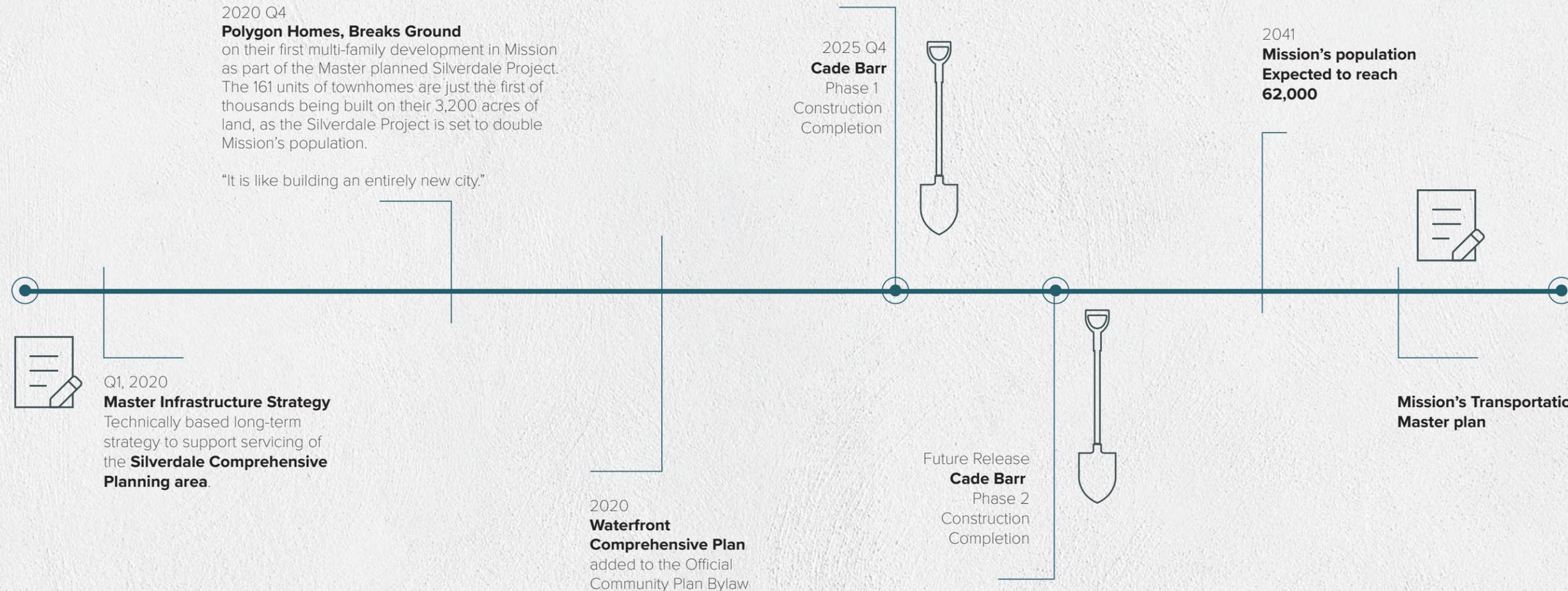


There are Big Plans for Mission.



Over the next several years, it is forecasted that Mission will witness a 9.2% growth in population, signaled by a surge in new home developments, and an injection of people into the labour market. Due to this foreseeable demand, the City of Mission undertook a series of public hearings, consultations and engagement sessions in order to understand the needs of the community and plan accordingly. With this, the Mission Waterfront Revitalization Plan was crafted and launched in 2020.

The plan encompasses a comprehensive 'made-by-Mission' roadmap that will guide land use decisions in the foreseeable future. At its core, the plan intends to reactivate unused property and transform it into vibrant business centres, various housing options, community amenities, and more in order to sustain a resilient and comprehensive community.



9.2%
 PROJECTED POPULATION GROWTH
 2022 - 2027



18.3%
 PROJECTED LABOUR FORCE GROWTH
 2022- 2027



8.73%
 PROJECTED NUMBER OF HOMES INCREASE
 2022 - 2027

The Team

DEVELOPED BY



Cedar Coast is a Vancouver, B.C. based real estate development and investment firm with a 22-year track record of successful outcomes throughout the Pacific Northwest. Approaching each investment decision with a long-term view of creating winning outcomes for investment partners, teams, and communities. Cedar Coast currently has 33 active real estate projects in Canada and the United States.

MARKETED BY



The global leader in commercial real estate services and investments. With services, insights and data that span every dimension of the industry, CBRE creates solutions for clients of every size, in every sector and across every geography.

BUILT BY



With a unified design-build process, Orion paves the way for all industrial and commercial construction, offering solutions-based operations and a superior finished product.





For Small Bay Units in Buildings B & C

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