

# LARGE AND SMALL BAY UNITS AVAILABLE FOR SALE

400,000 + SF OF TIER 1 INDUSTRIAL SPACE



CADE BARR  
BUSINESS PARK



8650 & 8716 DEWDNEY TRUNK ROAD, MISSION BC

\*The rendering shown is a representation of Building A

DEVELOPED BY



BUILT BY



MARKETED BY



Colliers

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 popular Dewdney Trunk Road and Cade Barr Street, the 18.2-acre site will anchor four light-industrial buildings, totaling 400,000 + SF. The project will include viable opportunities for growing businesses and the dedication of a new fire hall servicing the surrounding community of Mission.

## THE PROJECT

Cade Bar Business Park will be comprised of four buildings and host a total area of 400,000+ SF. Located at the most southern and northern points of the site, buildings A and D will offer large bay units with dock and grade loading facilities. Buildings B and C, situated mid-site will provide small bay unit options.

Phase 1, consisting of Building A and B is expected to be completed by Q4 2025, and it will address 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**



**FIRST OCCUPANCY - LATE 2025**



# Space for Business to Thrive

## BUILDING COMPLETION

### PHASE ONE

**BUILDING A:**

**Q4 2025**

**BUILDING B:**

**Q3 2025**

### 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 OPPORTUNITIES

**CHRIS BREWSTER**

PERSONAL REAL ESTATE CORPORATION

Executive Vice President

chris.brewster@colliers.com

778 995 9963

**NICK ENGLMAIER**

PERSONAL REAL ESTATE CORPORATION

Associate Vice President

nick.englmaier@colliers.com

604 300 0699



collierscanada.com

## BUILDING A

Building A	Main (SF)	Mezzanine (SF)	Total (SF)
SL 19	18,955	1,124	20,079
SL 20 - SL 23	14,324	1,792	16,116
SL 24	14,588	1,824	16,413
Total	90,838	10,117	100,955

## BUILDING D

### FUTURE RELEASE

## FEATURES



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



2 - 3 dock doors per unit, complete with 8' x 10', 40,000 lbs static capacity hydraulic levelers, seals and bumpers



Building A: 13 dock doors,  
6 grade loading doors  
Building D: 18 dock doors,  
9 grade loading doors



2-3 skylights per unit



32' clear ceiling height



Insulated steel overhead doors, with track guards to the interior



Parking:  
Building A: 75 Stalls  
Building D: 125 Stalls



1 washroom per unit



8" concrete slab with 700 lbs/SF live load bearing capacity



3 phase, 200 amp @ 600 volt power supply per unit (1,600 amps per building)



ESFR sprinklers

# SMALL BAY OPPORTUNITIES

## DANIEL MCGAULEY

PERSONAL REAL ESTATE CORPORATION

Senior Vice President

daniel.mcgauley@cbre.com

604 662 5186

## JUSTIN FISHER

PERSONAL REAL ESTATE CORPORATION

Vice President

justin.fisher@cbre.com

604 662 5150

## SHAUN BUCKE

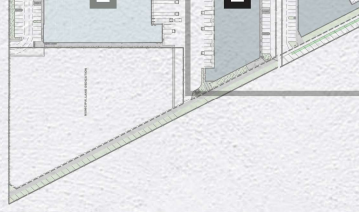
Senior Sales Associate

shaun.bucke@cbre.com

604 662 5121

# CBRE




cbre.ca



## 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
<b>Total</b>	<b>56,113</b>	<b>17,418</b>	<b>73,531</b>

## 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

## 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
<b>Total</b>	<b>65,115</b>	<b>19,228</b>	<b>84,343</b>

-  26' clear ceiling height
-  1 washroom per unit
-  1-2 skylights per unit
-  ESFR sprinklers
-  Parking:  
Building B: 85 Stalls  
Building C: 100 Stalls

● WEST VANCOUVER

● NORTH VANCOUVER

● COQUITLAM

● VANCOUVER

● BURNABY

● MAPLE RIDGE

75 MIN

Drive to:  
Vancouver  
North Vancouver  
Richmond  
Deltaport  
YVR

● RICHMOND

55 MIN

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

● SURREY

40 MIN

Drive to:  
Port Kells  
Port Coquitlam  
Aldergrove  
Langley

● LANGLEY

● DELTA

# 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.

2020 Q4

## Polygon Homes, Breaks Ground

on their first multi-family development in Mission as part of the Master planned Silverdale Project. The 161 units of townhomes are just the first of thousands being built on their 3,200 acres of land, as the Silverdale Project is set to double Mission's population.

"It is like building an entirely new city."



Q1, 2020

## Master Infrastructure Strategy

Technically based long-term strategy to support servicing of the **Silverdale Comprehensive Planning area.**

2020

**Waterfront  
Comprehensive  
Community**

# The Team

DEVELOPED BY



**CEDAR COAST**

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.

MARKETED BY



Global leader in real estate services and investment management. Providing expert advice to property occupiers, owners and investors leads the industry into the future.



## For Small Bay Units in Buildings B & C

**DANIEL MCGAULEY**  
PERSONAL REAL ESTATE CORPORATION  
Senior Vice President  
daniel.mcgauley@cbre.com  
604 662 5186

**JUSTIN FISHER**  
PERSONAL REAL ESTATE CORPORATION  
Vice President  
justin.fisher@cbre.com  
604 662 5150

**SHAUN BUCKE**  
Senior Sales Associate  
shaun.bucke@cbre.com  
604 662 5121

**CBRE**  
cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.



## For Large Bay Units and Build-to-Suit Options in Buildings A & D

**CHRIS BREWSTER**  
PERSONAL REAL ESTATE CORPORATION  
Executive Vice President  
chris.brewster@colliers.com  
778 995 9963

**NICK ENGLMAIER**  
PERSONAL REAL ESTATE CORPORATION  
Associate Vice President  
nick.englmaier@colliers.com  
604 300 0699



collierscanada.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.