

FOR LEASE

 CUSHMAN &
WAKEFIELD



63450 FLOOD HOPE ROAD

HOPE, BC



HIGHLIGHTS

PROPERTY OVERVIEW

This offering presents a rare opportunity to lease or acquire a large-scale industrial yard (7.44 acres) in the rapidly growing Hope industrial corridor. Ideally positioned within 1-2 minutes of Highway 1, the property provides exceptional access to key transportation routes serving the Fraser Valley.

The site is improved with a diverse mix of structures tailored to industrial and trade uses, including truck service facilities, workshops, office space, and supplementary storage structures. The layout supports efficient operations with extensive yard space for parking, equipment storage, and maneuverability.

With minimal building coverage, the property offers significant upside through intensification or redevelopment, making it well suited tenants, owner-users, and investors alike

Improvements on the property include a mix of workshops, storage, and office space:

- A truck repair facility (~2,400 SF) featuring dual bays and heavy-duty utility connections
- A recently constructed modern workshop (~2,000 SF combined buildings, built 2023) with large bay doors and natural gas heating
- Multiple auxiliary workshops and storage structures, including sea-can-integrated buildings
- Office and administrative areas (~1,500 SF+), including private offices, boardroom, and staff amenities
- Additional modular structures used for parts storage and operations
- Serviced yard areas, including gravel circulation, parking, and storage space
- Septic system and serviced RV pads

PROPERTY TAXES (2025)

\$37,446.76

ASKING LEASE RATE

Contact Listing Agents

AVAILABLE

Immediately

ZONING OVERVIEW

I-2 (Light/Service Industrial)

The property is zoned I-2 Light/Service Industrial, which is intended to accommodate a broad range of industrial and commercial service uses in areas with strong transportation access, while limiting impacts on surrounding properties.

PERMITTED USES

This zoning allows for a wide variety of industrial and commercial activities, including:

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- Vehicle-related uses (repair, sales, storage, towing, truck terminals)
- Contractor and trade operations (construction yards, equipment rental/service)
- Manufacturing and fabrication (light industrial, workshops, assembly, processing)
- Storage and logistics (warehousing, distribution, mini-storage)
- Commercial services (printing, bottling, appliance service, etc.)
- Fuel and bulk storage operations
- Recycling and public works facilities

ACCESSORY USES

Permitted supporting uses include:

- Office space incidental to the main business
- Outdoor storage (subject to screening requirements)
- Ancillary buildings and structures
- One residential unit on-site (with restrictions)
- Small-scale ancillary food service



PROPERTY PHOTOS

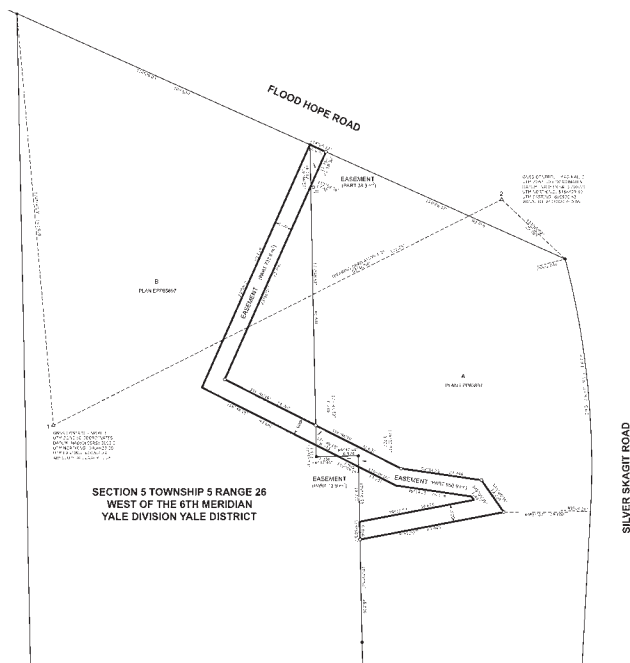


HIGHLIGHTS

KEY DEVELOPMENT REGULATIONS

Permitted supporting uses include:

- Outdoor storage limited to defined/surfaced areas and subject to screening
- Accessory office space capped at ~25% of total industrial floor area
- One residential unit allowed, with siting restrictions
- Servicing impacts subdivision minimums
- Setbacks increase where adjacent to residential zones (~7.5 m minimum)
- No maximum site coverage limit, offering flexibility for future development
- Maximum building height ~12 metres (~39 feet)



DRIVE TIMES

Destination	Travel Time
Chilliwack	31 Mins
Merritt	1hr 12 mins
Kamloops	2hr 3 mins
Kelowna	2hr 25 mins
Princeton	1hr 36 mins
Penticton	2hr 43 mins



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