

FOR LEASE

5536 275th Street

Langley, BC

20,050 sf freestanding warehouse / office building on 0.95 acres
with dock and grade loading in Gloucester Industrial Estates



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Opportunity

5536 275th Street features an exceptional opportunity to lease a 20,050 sf freestanding warehouse and office facility in Langley's Gloucester Industrial Estates. This high-quality building offers premium warehouse specifications and two floors of improved office space in one of Metro Vancouver's most desirable industrial submarkets.

Property details

AVAILABLE AREA

Warehouse	17,775 sf
Office	2,275 sf
Total	20,050 sf

SITE SIZE

0.95 acres

ZONING

M-2 (General Industrial) permits a wide range of industrial uses, including but not limited to warehouse, distribution, manufacturing, building supply and accessory office.

LEASE RATE

\$19.00 psf, net










ADDITIONAL RENT (2025 ESTIMATE)

\$6.92 psf, plus 3.5% management fee





AVAILABILITY DATE

Immediate

Warehouse features

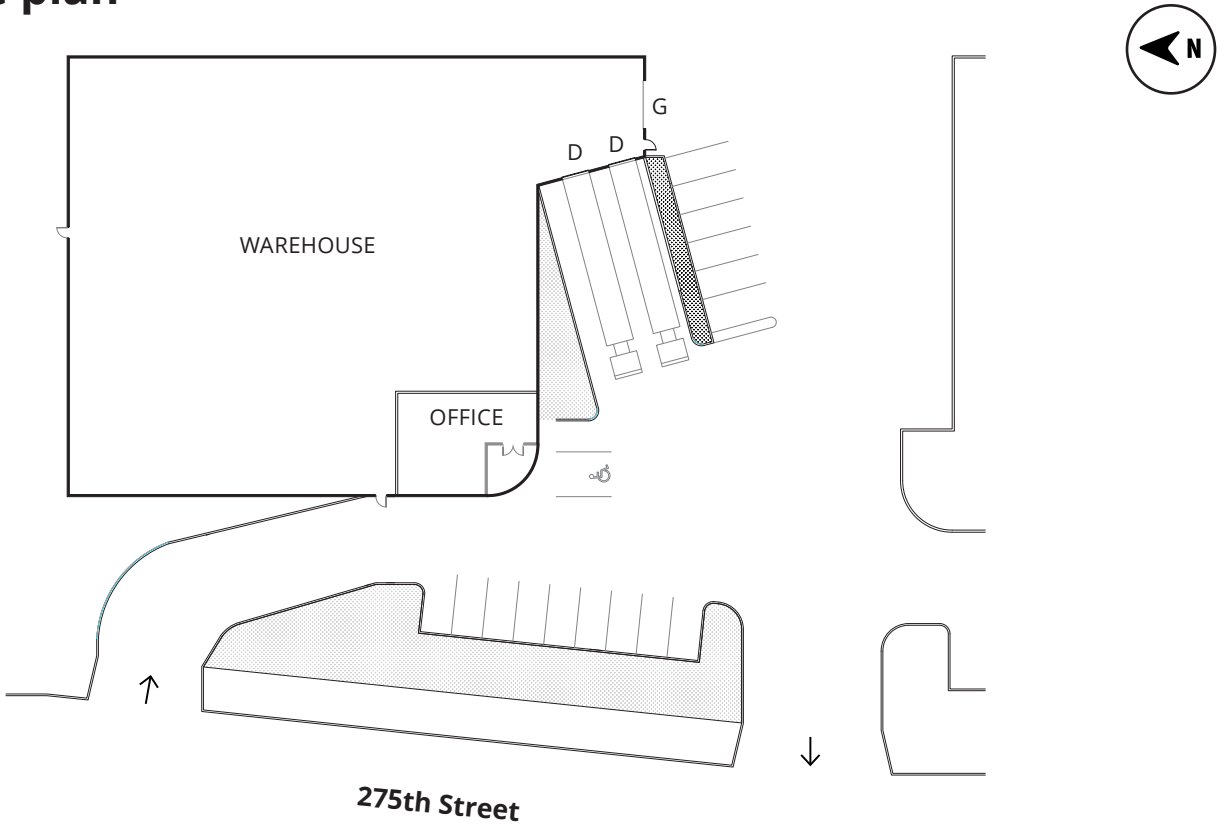
-  26' clear ceiling height in the warehouse
-  Two (2) dock level loading doors (8' x 10') with levellers and swing lights
-  One (1) grade level loading door (14' x 14')
-  600 amp, 600 volt, 3-phase electrical service
-  ESFR sprinklers
-  LED lighting
-  Gas fired forced air unit heaters
-  Exterior wall mounted pack lights
-  Production manager office, lunch / locker room and M/F washroom

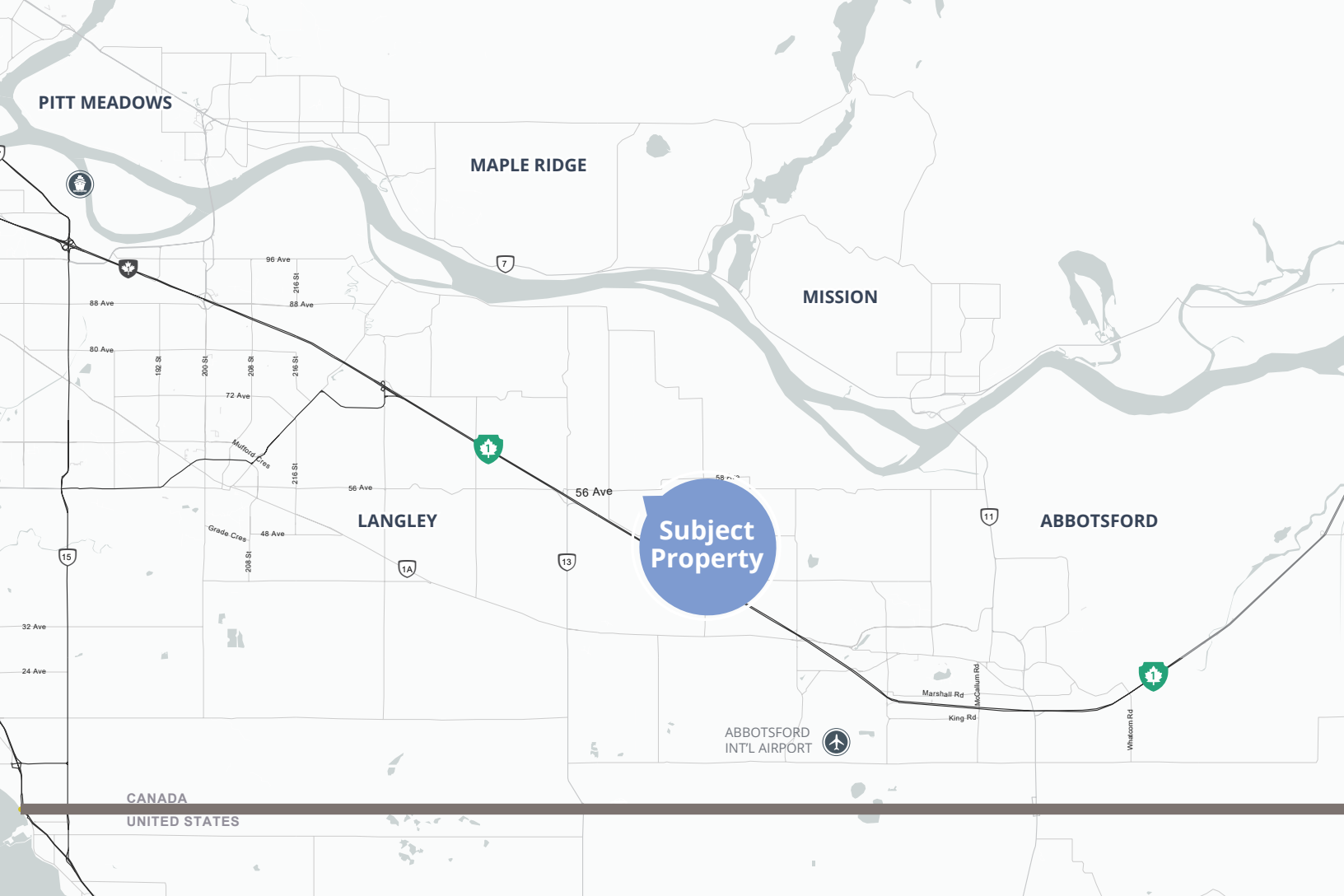
Office features

-  Ground floor is improved with a reception area, private offices, washroom and tiled throughout
-  HVAC and sprinkler system
-  Second floor is improved with an open office area, enclosed boardroom and carpeted throughout
-  17 on-site parking stalls



Site plan





LOCATION

The property is situated on the east side of 275th Street and just south of 56th Avenue in Langley's highly sought-after Gloucester Industrial Estates.

This premium location is a 3-minute drive to Highway 1 via the 264th Street Interchange, offering immediate access to all areas of Metro Vancouver and the Fraser Valley.

DRIVE TIMES

Highway 1	3 minutes
Canada/US Border	15 minutes
Abbotsford International Airport	15 minutes
Highway 17	17 minutes
Langley City	20 minutes
Deltaport	50 minutes

Contact for more information

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