



27465 55th Avenue | Langley, BC

FOR LEASE

32,906 SF Freestanding Industrial Building

Warehouse and office with dock & grade loading and gated yard space in the Gloucester Industrial Estates, Langley.

Conor Finucane*

Senior Associate

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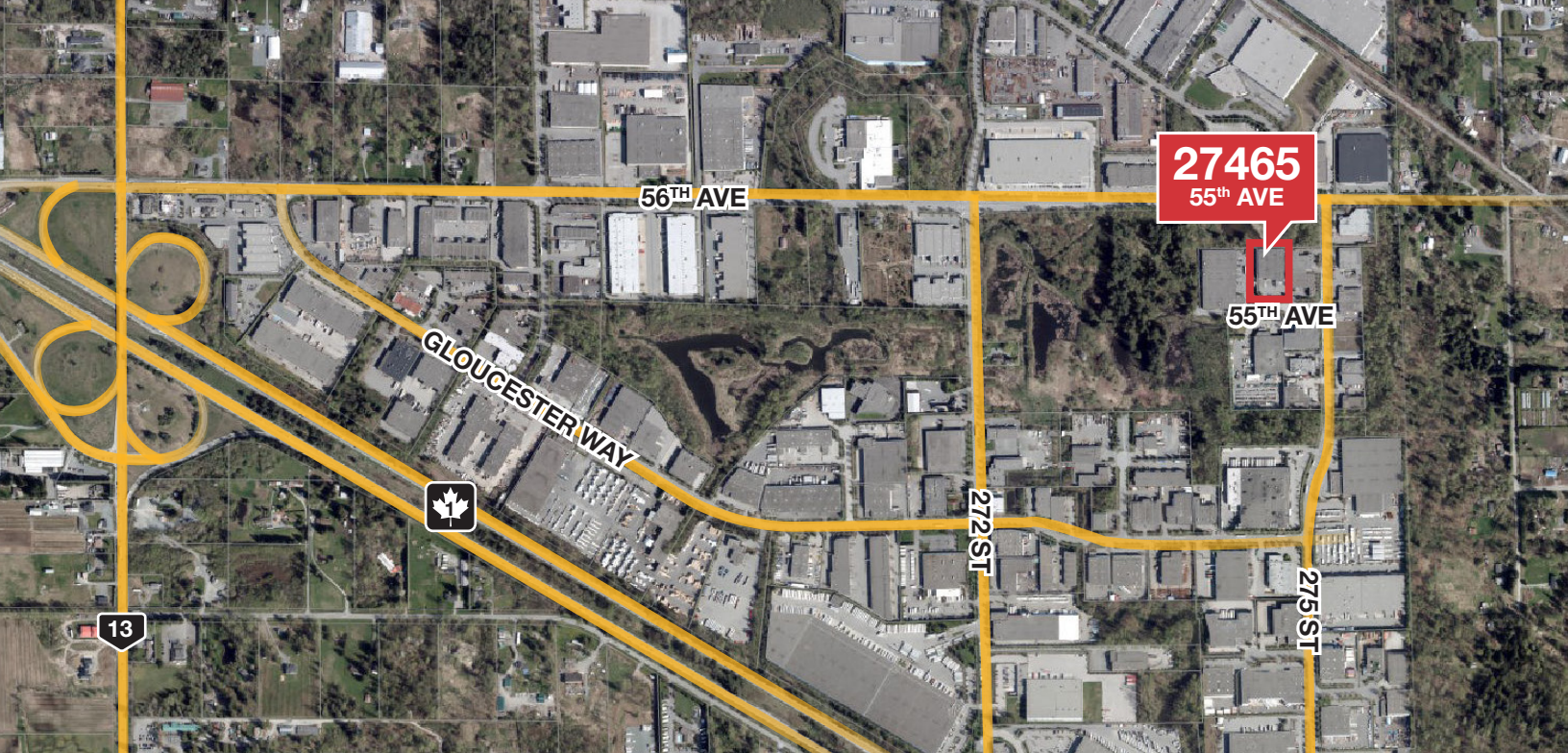
*Personal Real Estate Corporation

NAI Commercial

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27465 55th Avenue

Langley, BC

Opportunity

To lease a freestanding industrial building with functional, high ceiling warehouse space and newly renovated office space. This property is located on 55th Ave and 274 St in the Gloucester Industrial Estates and is conveniently located just off of the interchange at Hwy 1 and 264th St.

Features

- ▶ 4 dock, 2 grade loading
- ▶ Enclosed loading docks
- ▶ Approx 27' clear ceiling height
- ▶ Concrete tilt-up construction
- ▶ Skylights throughout the warehouse
- ▶ Newly renovated office space with new HVAC
- ▶ 347/600 volt, 400 amp, 3 phase electrical supply
- ▶ Fully sprinklered throughout the premises
- ▶ Abundant surface parking
- ▶ Located in cul-de-sac for good maneuverability
- ▶ Gated yard space
- ▶ New roof installed (August 2024)
- ▶ Freshly painted exterior

Property Details

Size

Warehouse	28,326 SF
Ground Floor Office	2,290 SF
Mezzanine Storage	2,290 SF
Total	32,906 SF

Zoning

M-2 – General Industrial, permits a wide array of industrial and commercial uses

Lease Rate

\$21.00/SF \$19.00/SF

Additional Rent

\$5.50/SF (2024 Estimate)

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ENCLOSED LOADING



WAREHOUSE



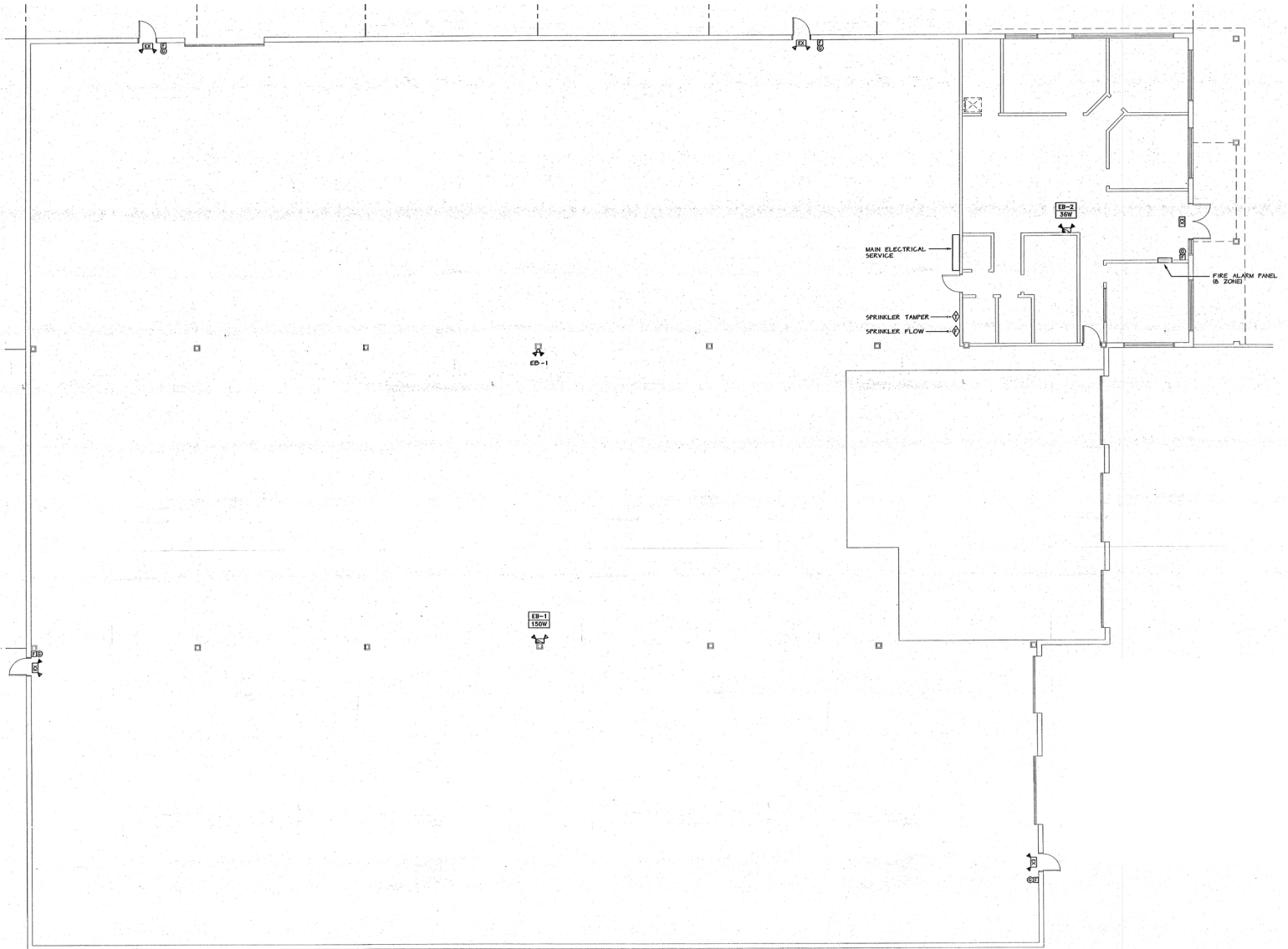
GATED YARD SPACE



OFFICE

27465 55th Avenue, Langley, BC

Floor Plan



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