

26183 30A AVENUE
ALDERGROVE • LANGLEY, BC

FOR LEASE
INDUSTRIAL LAND



0.674 Acres or 29,359 Square Feet of Industrial Land
Situated in the Heart of Aldergrove

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Industrial
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Location

Situated in Aldergrove this property benefits from being in close proximity to several major transportation routes including Fraser Highway and Highway 13 (264 Street) which connects to Highway #1 and the US border crossing. There is an abundance of amenities nearby the property including Aldergrove Village, Aldergrove Centre, and Aldergrove Corners shopping malls, along with numerous restaurants including A&W, Wendy's, Subway, and Mcdonald's to name a few.

Property Features

- » Corner lot
- » Fully fenced and gated
- » Gravelled lot
- » 137 feet of frontage to 262 Street
- » 210 feet of frontage to 30A Avenue



Available Area 0.674 acres or 29,359 square feet

Zoning M-2 (General Industrial Zone). A full copy of bylaws are available upon request.

Monthly Basic Rent Contact broker

Monthly Additional Rent (2024 Estimate)* \$3,797.50 + management fee

*All leases will be triple net with tenant responsible for all utility costs and business related costs. Lease rates are quoted net of GST

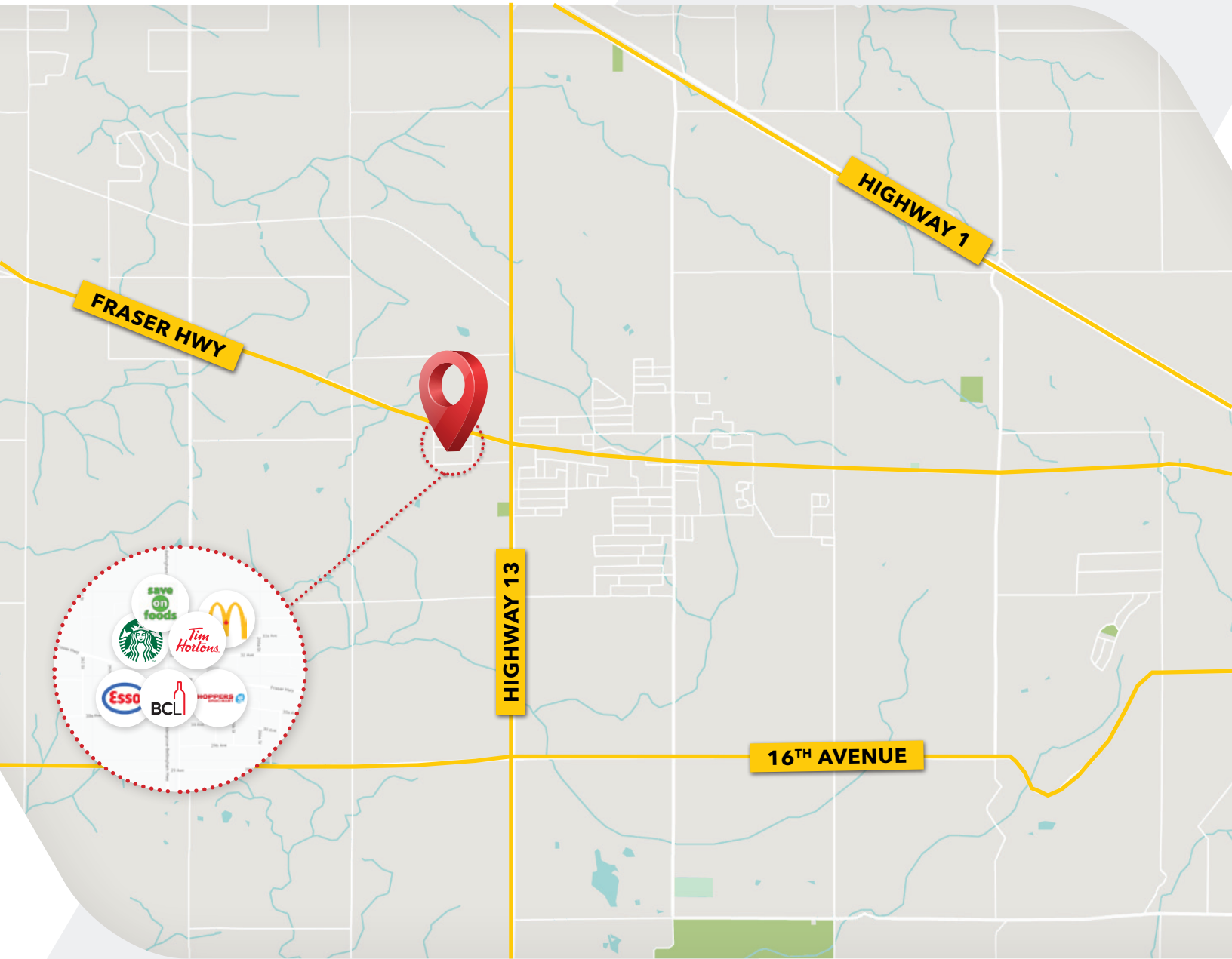
Availability Immediately

26183 30A AVENUE

ALDERGROVE • LANGLEY, BC

FOR LEASE

INDUSTRIAL LAND



Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Industrial
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES