

FOR SALE/LEASE

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a yellow and red horizontal stripe at the bottom.

B100 – 26550 Gloucester Way, Langley

13,801 SF

Freestanding Industrial Facility

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The Opportunity

Opportunity to purchase or lease a modern freestanding warehouse in Gloucester Industrial Estates, with prominent exposure to Highway #1. The property is adjacent to retail amenities, including the Co-op gas station, Tim Horton's and McDonalds, among others.

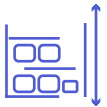
Gloucester Way Corporate Centre is located within Gloucester Industrial Estates at the 264th Street and Highway #1 interchange. The property is ideally positioned for a variety of businesses, with convenient access to Highway #1, Highway #13, Highway #10 and the Fraser Highway, offering easy access to all areas of Metro Vancouver. The Canada/US border is only a 15-minute drive South along 264th Street, which offers quick access to and from the United States.

Civic Address	Unit B100 - 26550 Gloucester Way, Langley	
Legal Description	Strata Lot 6 Section 17 Township 14 New Westminster District Strata Plan EPS7689 PID: 031-419-801	
Unit Breakdown	Ground Floor office/showroom	1,911 SF
	Mezzanine	1,911 SF
	Warehouse	9,979 SF
	Total	13,801 SF *
Property Taxes	\$71,223.44 (2025)	
Asking Price	\$7,521,535 (\$545 per SF)	
Lease Rate	\$19.00 per SF	
Additional Rent	Contact Listing Agent	
Availability	March 1, 2026	

**Areas are approximate and to be verified by the purchaser/tenant.*



Highlights



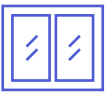
26' clear ceiling height in warehouse



EFSR sprinkler system



400 amp, 600 volt electrical service



Large roll-up door connecting showroom and warehouse



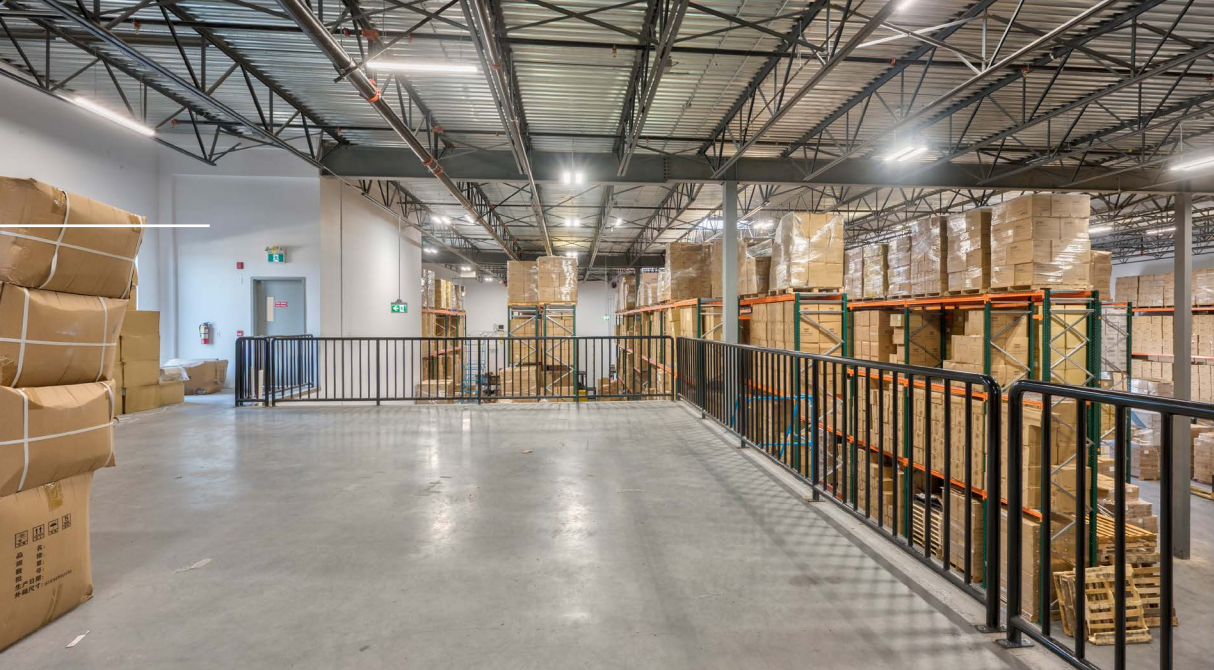
M1A Zoning



Freestanding facility



Five (5) grade-level loading doors





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