



Building A & B - 3254 262 Street | Aldergrove, BC

FOR LEASE | Industrial Warehouse

- ▶ Excellent location at Fraser Highway & 262 Street
- ▶ Very clean, large open warehouse in concrete structure
- ▶ Fully sprinklered, easy truck access, and yard space available
- ▶ Both units can be combined for contiguous space of $\pm 70,560$ SF or can be leased separately

VALLEY COMMERCIAL TEAM

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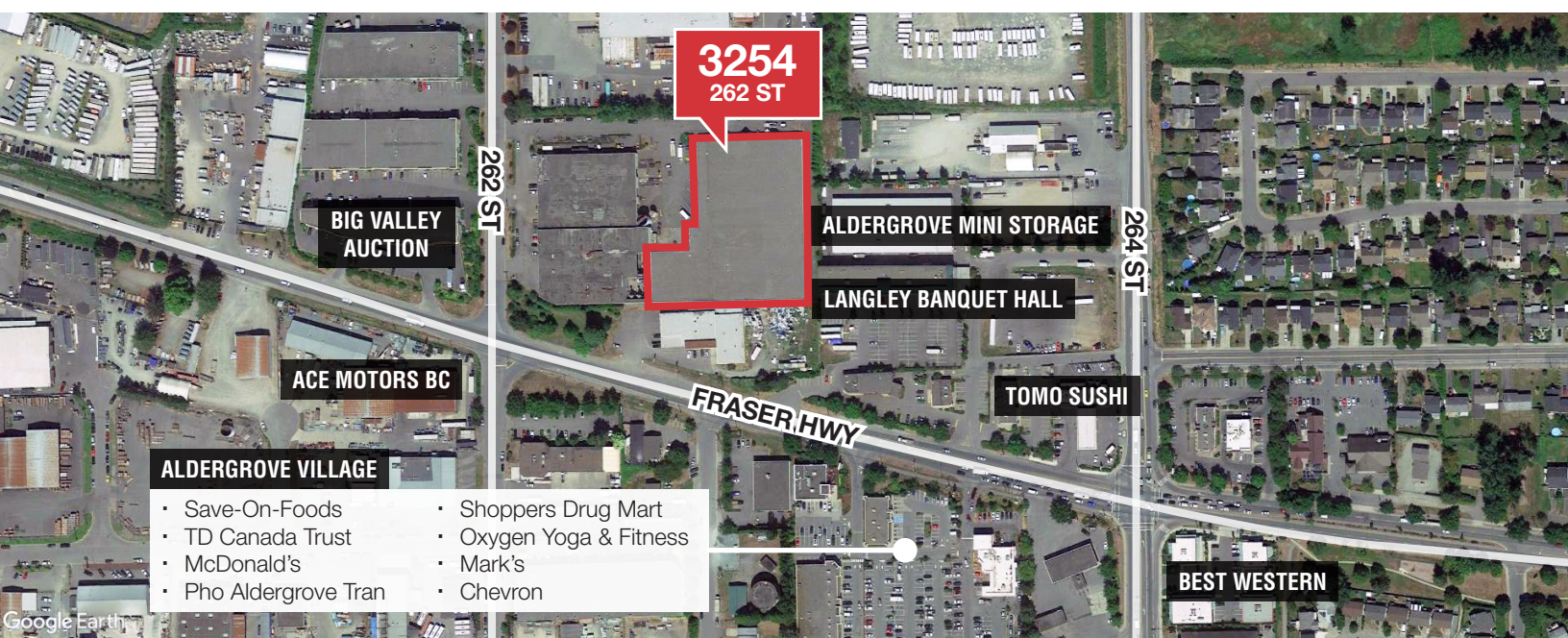
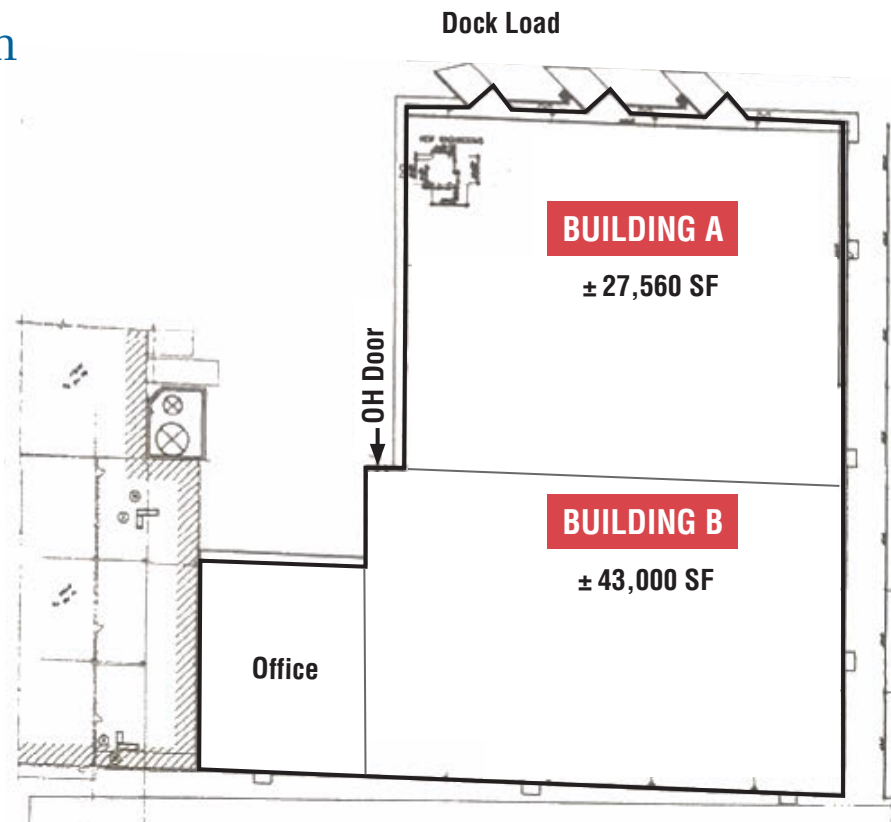
Aldergrove, BC



| | Building A | Building B |
|----------------------|--|---|
| Property Details: | <ul style="list-style-type: none">▶ 3 dock loading, and 1 grade▶ 2 washrooms▶ Power is 600v/400 amps/3-phase | <ul style="list-style-type: none">▶ Dock and grade loading▶ 3 washrooms▶ Power is 220volts/100 amps |
| Size: | ± 27,560 SF | ± 43,000 SF |
| Net Lease Rate: | \$17.00/SF net <i>5% management fee added to the net rent</i> | \$17.00/SF net |
| Additional Rent: | \$4.00/SF (2025 est.) | \$4.00/SF (2025 est.) |
| Total Gross Monthly: | \$48,230.00 + GST | \$75,250.00 + GST |
| Zoning: | M-2 Light Industrial | |
| Availability: | 60 days of accepted offer to lease (for both Building A and Building B) | |



Building Plan



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