

27,560'
70,560 SF



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 ±70,560 SF or can be leased separately

VALLEY COMMERCIAL TEAM

Angie MacDonald*
Sales, Leasing & Investment
604 514 6823
amacdonald@naicommercial.ca
*Personal Real Estate Corporation

Gary Niesner*
Sales, Leasing & Investment
604 514 6832
garyn@naicommercial.ca
*Personal Real Estate Corporation

NAI Commercial
NAI Commercial
20353 64th Avenue, Suite 214
Langley, BC V2Y 1N5
+ 1 604 683 7535
naicommercial.ca

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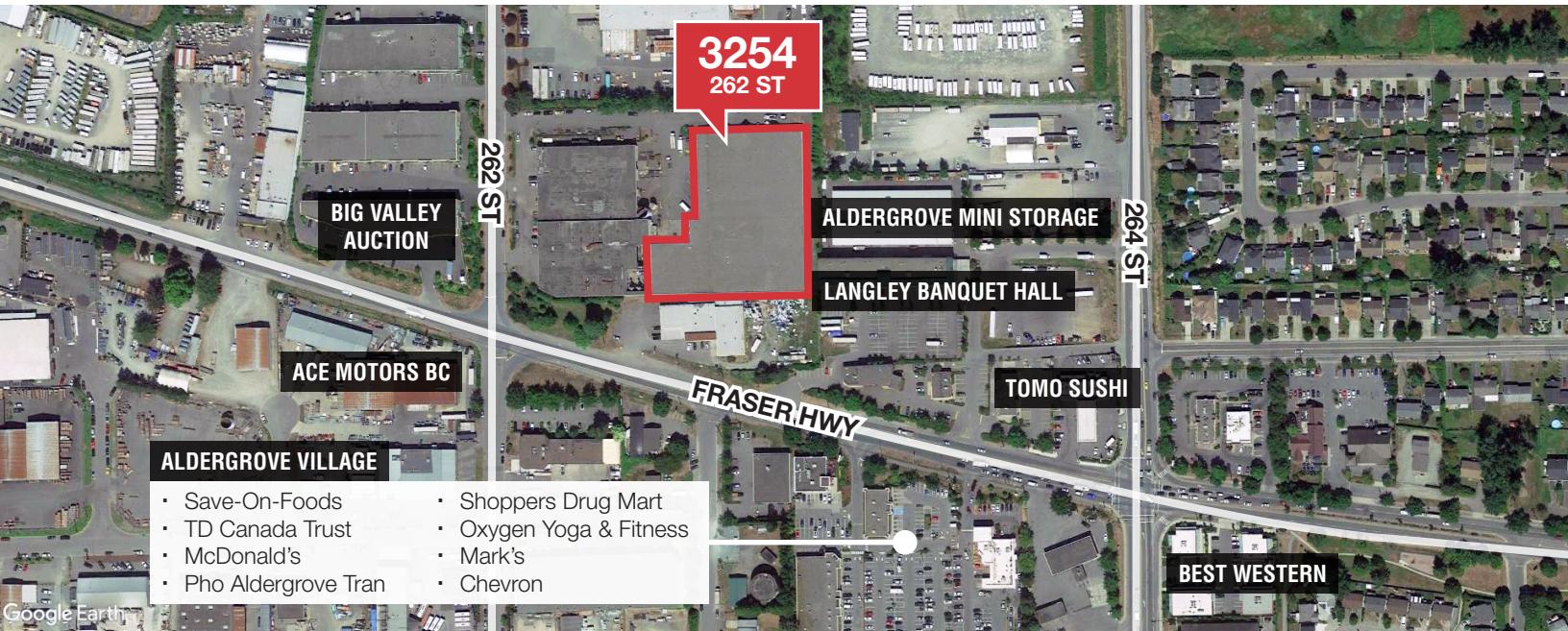
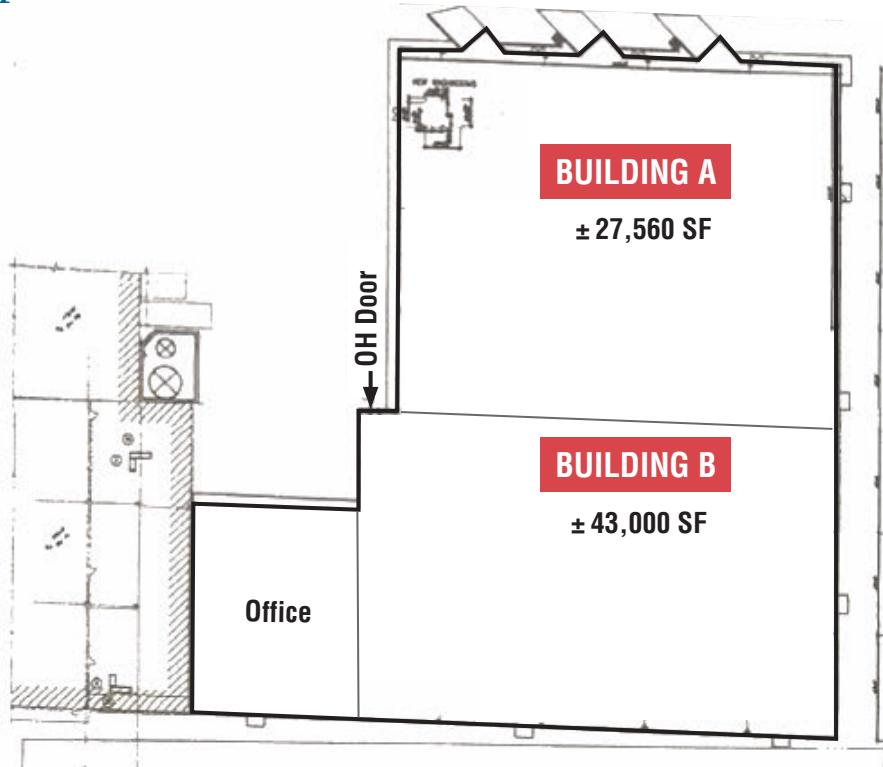
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	Building A	Building B
Property Details:	<ul style="list-style-type: none"> ▶ 3 dock loading, and 1 grade ▶ 2 washrooms ▶ Power is 600v/400 amps/3-phase 	<ul style="list-style-type: none"> ▶ Dock and grade loading ▶ 3 washrooms ▶ Power is 220volts/100 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

Dock Load



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