

26180 31B AVENUE
ALDERGROVE • LANGLEY, BC

FOR LEASE
LOW SITE COVERAGE
INDUSTRIAL BUILDING



12,788 SF Warehouse/Office Space on 1.13 Acres
Dock and Grade Loading
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

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COMMERCIAL REAL ESTATE SERVICES

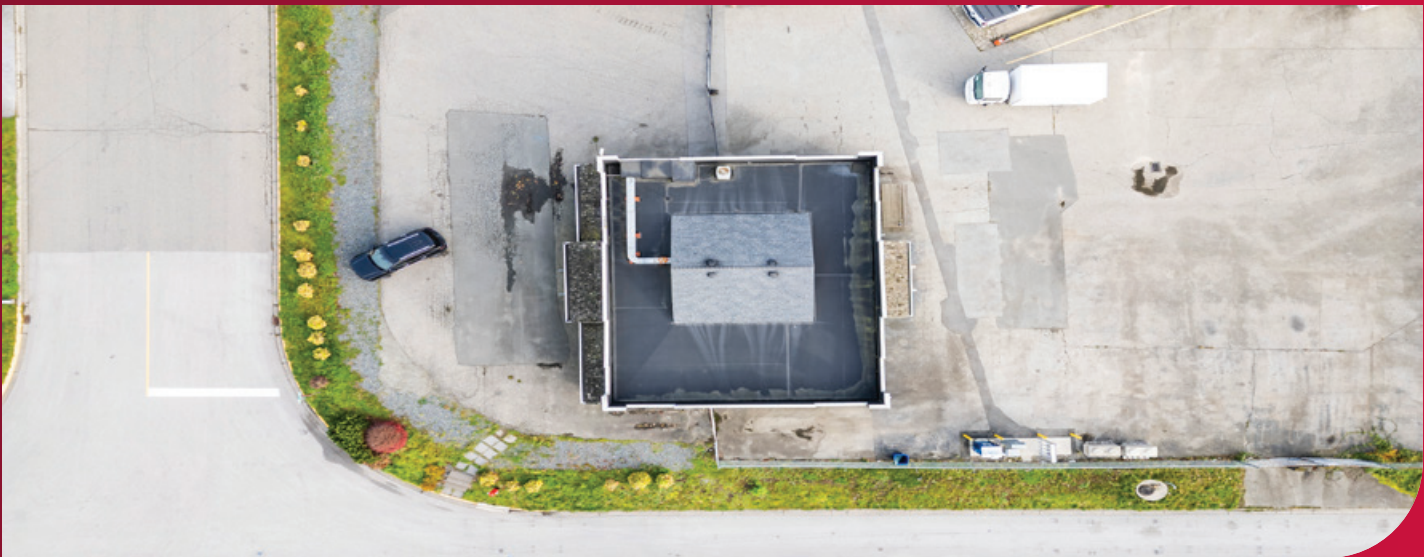
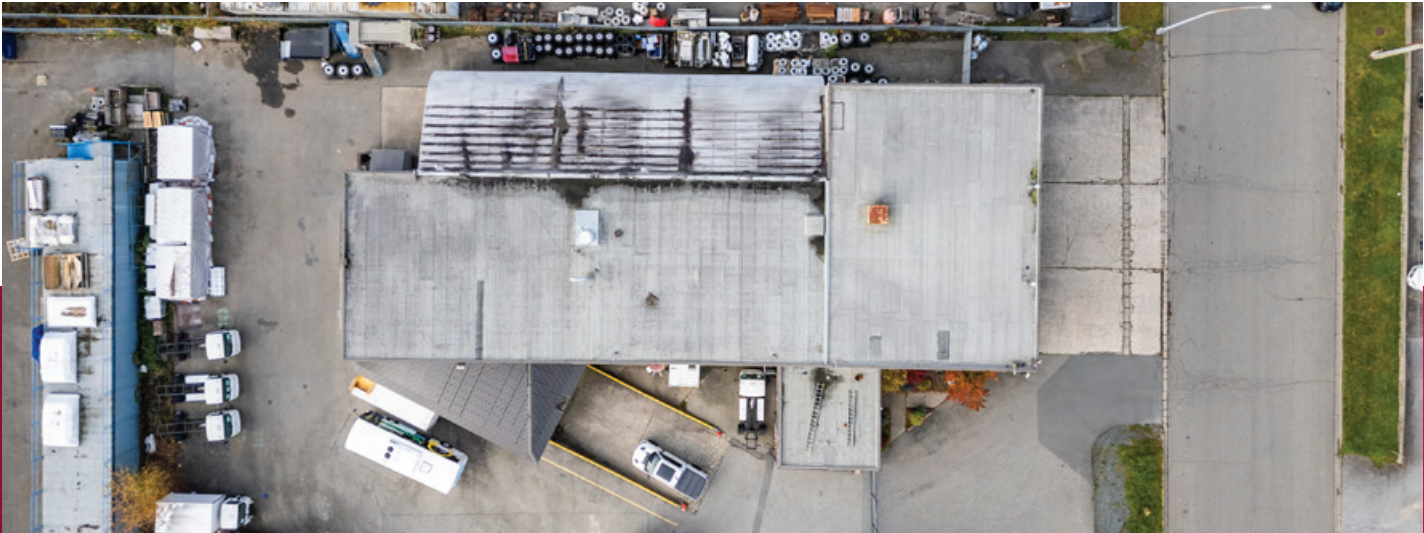
Location

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

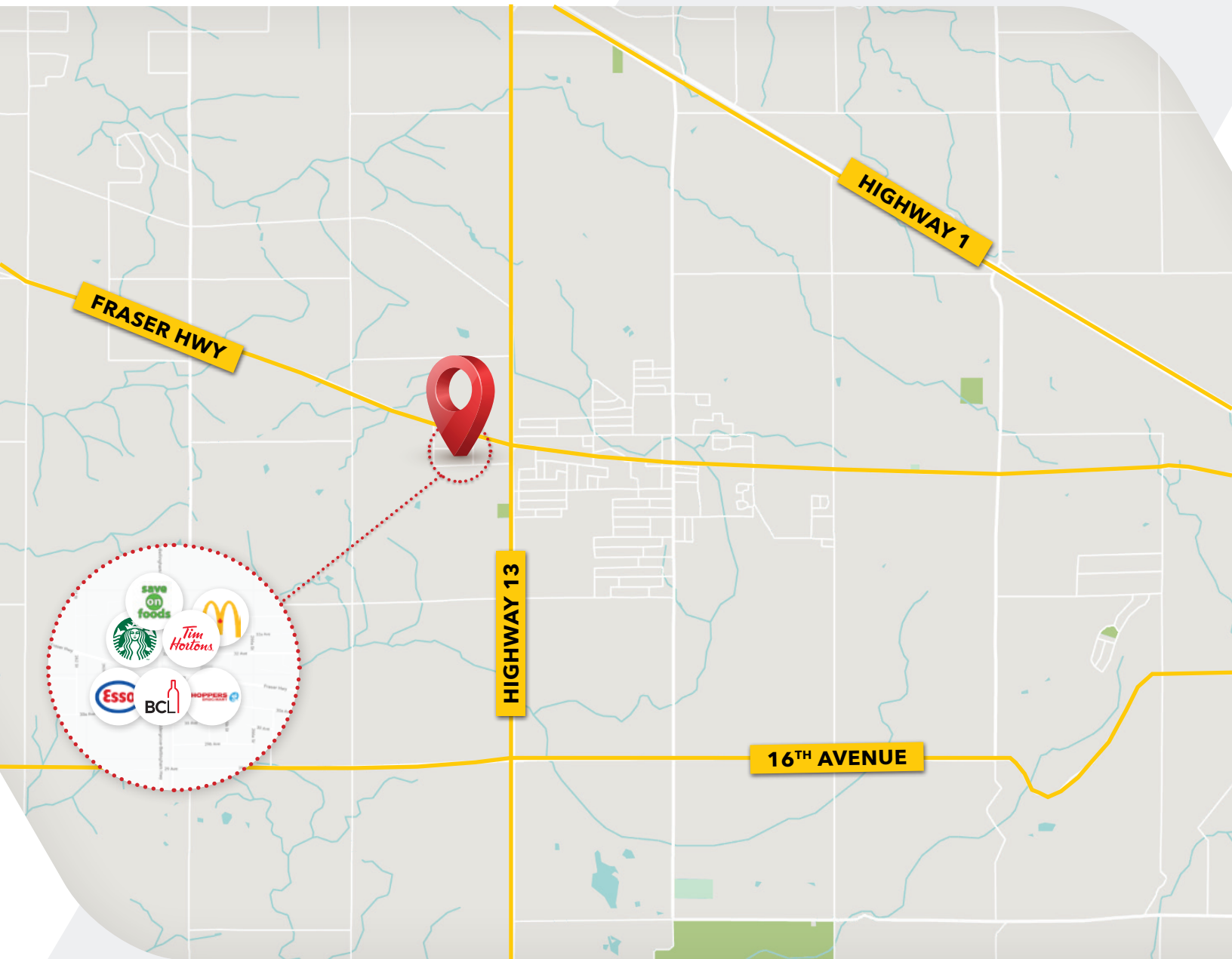
- » 17 to 21’ ceilings (warehouse)
- » Full HVAC office building
- » LED lighting
- » Alarmed
- » Private offices
- » Boardrooms
- » Sprinklered
- » Multiple washrooms
- » Concrete block construction (warehouse)
- » Forced air and radiant tube heating (warehouse)
- » Two (2) – Five (5) ton cranes
- » One (1) – Six (6) ton crane
- » Three (3) grade loading doors (16’ X 18’)
- » Two (2) grade loading doors (16’ X 14’)
- » One (1) grade loading door (16’ X 17’)
- » One (1) dock door (19’ X 9’)
- » 210 feet of frontage to 31B Avenue
- » 230 feet of frontage to 262 Street

Total Site Size	1.13 acres	
Excess Yard Size	19,865.80 SF	
Available Building Area	Detached Office	2,168 SF
	Warehouse Office	600 SF
	<u>Warehouse</u>	<u>10,020 SF</u>
	Total	12,788 SF
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)*	\$6,692.31 + 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	



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