

**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

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## 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

<b>Total Site Size</b>	1.13 acres
<b>Excess Yard Size</b>	19,865.80 SF
<b>Available Building Area</b>	
Detached Office	2,168 SF
Warehouse Office	600 SF
Warehouse	<u>10,020 SF</u>
Total	12,788 SF

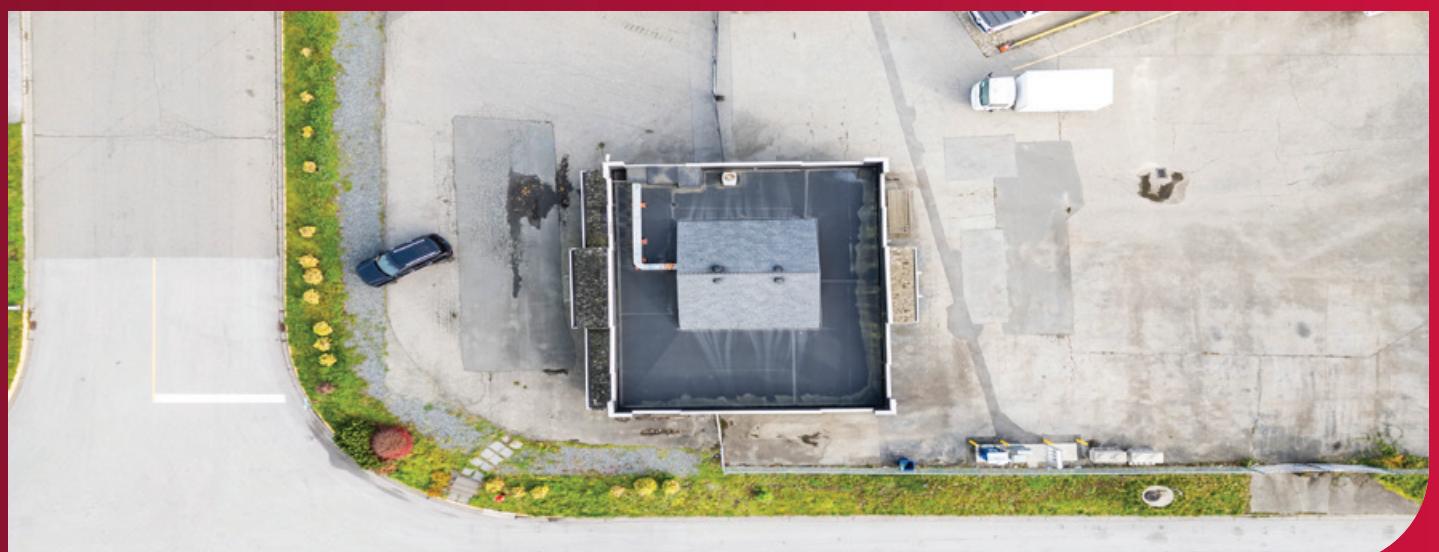
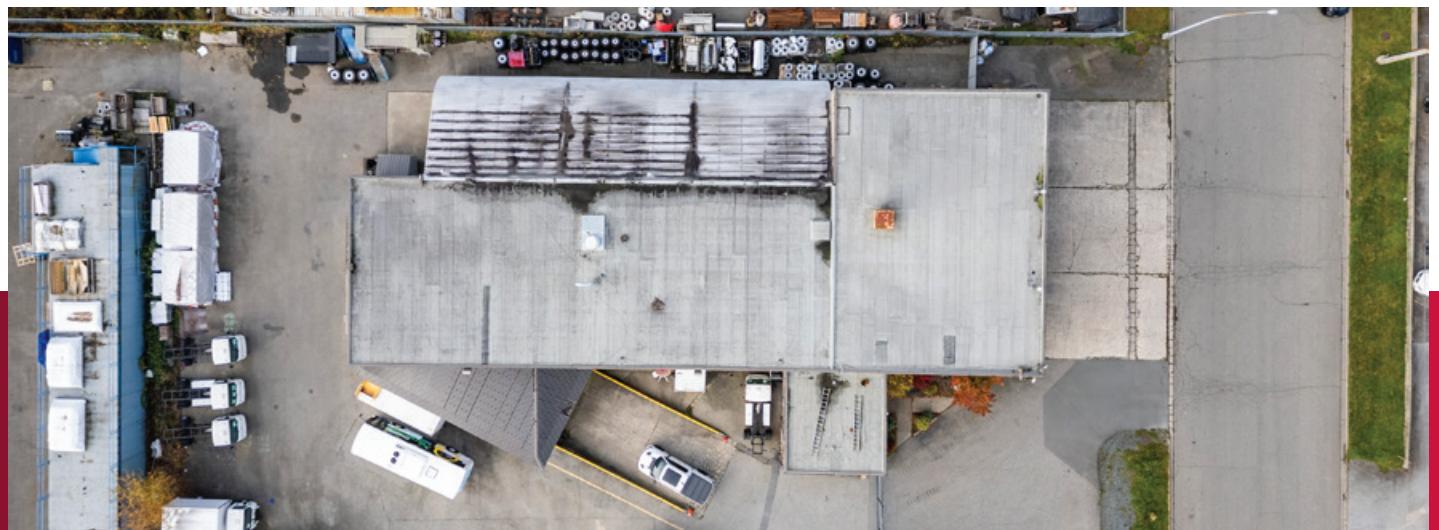
**Zoning** M-2 (General Industrial Zone). A full copy of bylaws are available upon request.

**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

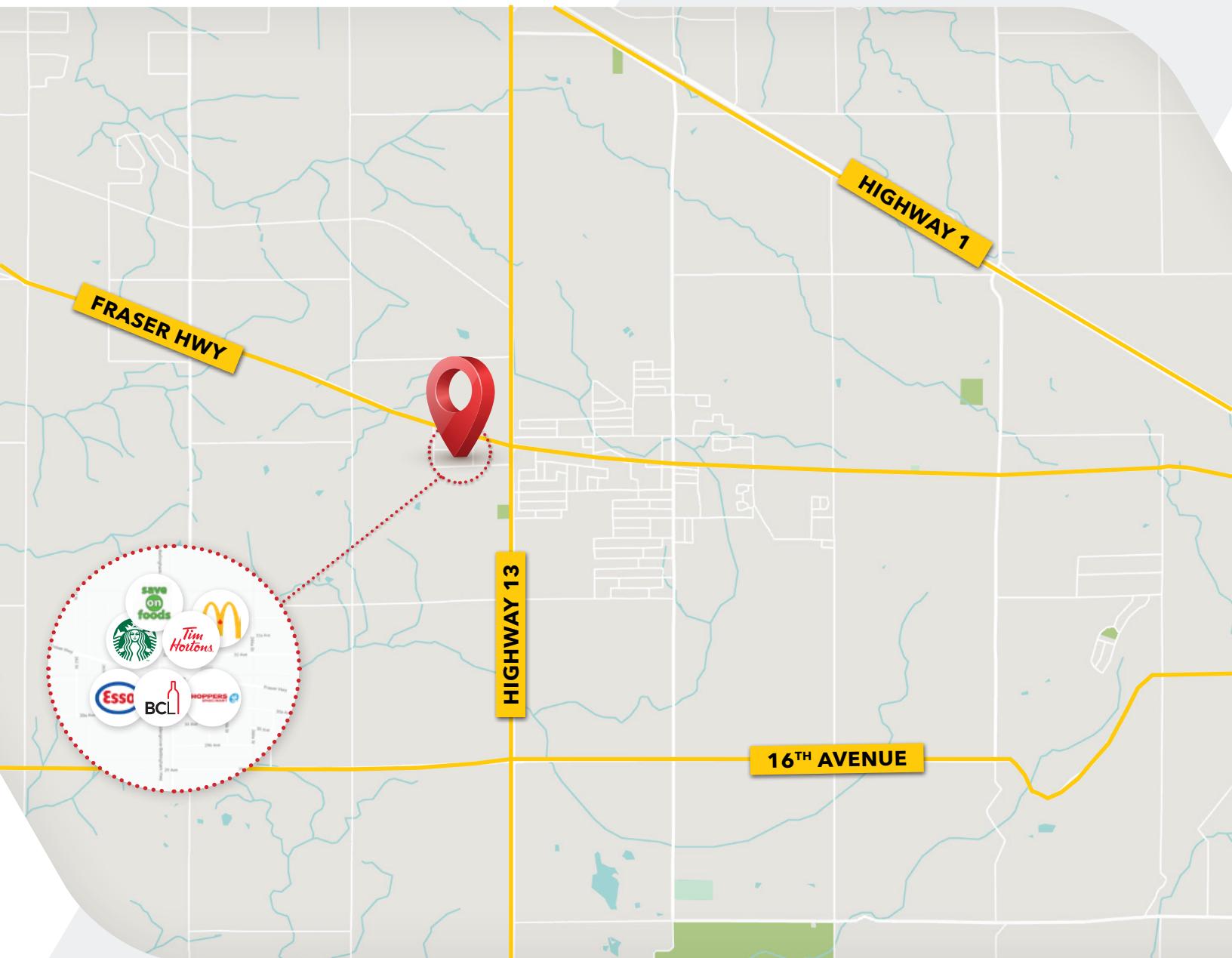
**Availability** Immediately



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