

FOR LEASE

Asking \$18.25 PSF, Net



5744 268th Street

Langley, BC

**157,569 SF freestanding building with
2.50 acres excess yard in Langley's
Gloucester Industrial Esates**

OWNED & MANAGED BY



MARKETED BY

**AVISON
YOUNG**



On behalf of Pure Industrial, Avison Young is pleased to present the opportunity to lease a rare freestanding industrial warehouse and office facility located in Langley's Gloucester Industrial Estates.

Located at 5744 268th Street, the property comprises 157,569 SF of existing building area on approximately 8.92 acres.

The well-maintained, modern facility features upgraded office space with employee amenities, a functional multi-dock loading configuration, and an on-site quonset hut. The paved excess yard provides excellent functionality for outdoor storage and operational flexibility. Zoned for a wide range of industrial uses, the property supports activities such as manufacturing


and processing, the sale and storage of machinery and heavy equipment, outdoor storage, parking, and loading.

Strategically positioned with convenient access to Highways 1 and 13, the property offers seamless connectivity to Metro Vancouver and the U.S. border, making it an exceptional leasing opportunity for occupiers seeking scale, versatility, and expansion potential in a premier industrial location.

KEY HIGHLIGHTS

 **BUILDING AREA**
157,569 SF

 **LEASE RATE**
\$18.25 PSF, net

 **SITE SIZE**
8.92 acres (including 2.50 acres of excess yard)

 **ADDITIONAL RENT**
\$4.21 PSF (2026 est.)

 **ZONING**
M-2A (General Industrial Zone)

 **AVAILABILITY**
Immediate

OPPORTUNITY

PROPERTY DETAILS:

Available Area:

Warehouse	142,606 SF
Ground Floor Office	6,421 SF
Second Floor Office	6,681 SF
Mezzanine	880 SF
Building Service Area	981 SF
Total	157,569 SF

Site Size: 8.92 acres

Asking Lease Rate: \$18.25 PSF, net

Additional Rent: \$4.21 PSF (2026 est.)

Availability Date: Immediate

Zoning: M2-A General Industrial Zone permits a wide range of general and heavy industrial uses, including but not limited to manufacturing, processing, transportation, warehousing, distribution and outside storage

KEY FEATURES:

Concrete tilt-up construction

26' clear ceiling height in warehouse

Eight (8) dock-level loading doors

Two (2) grade-level loading doors

500 lbs PSF floor load capacity

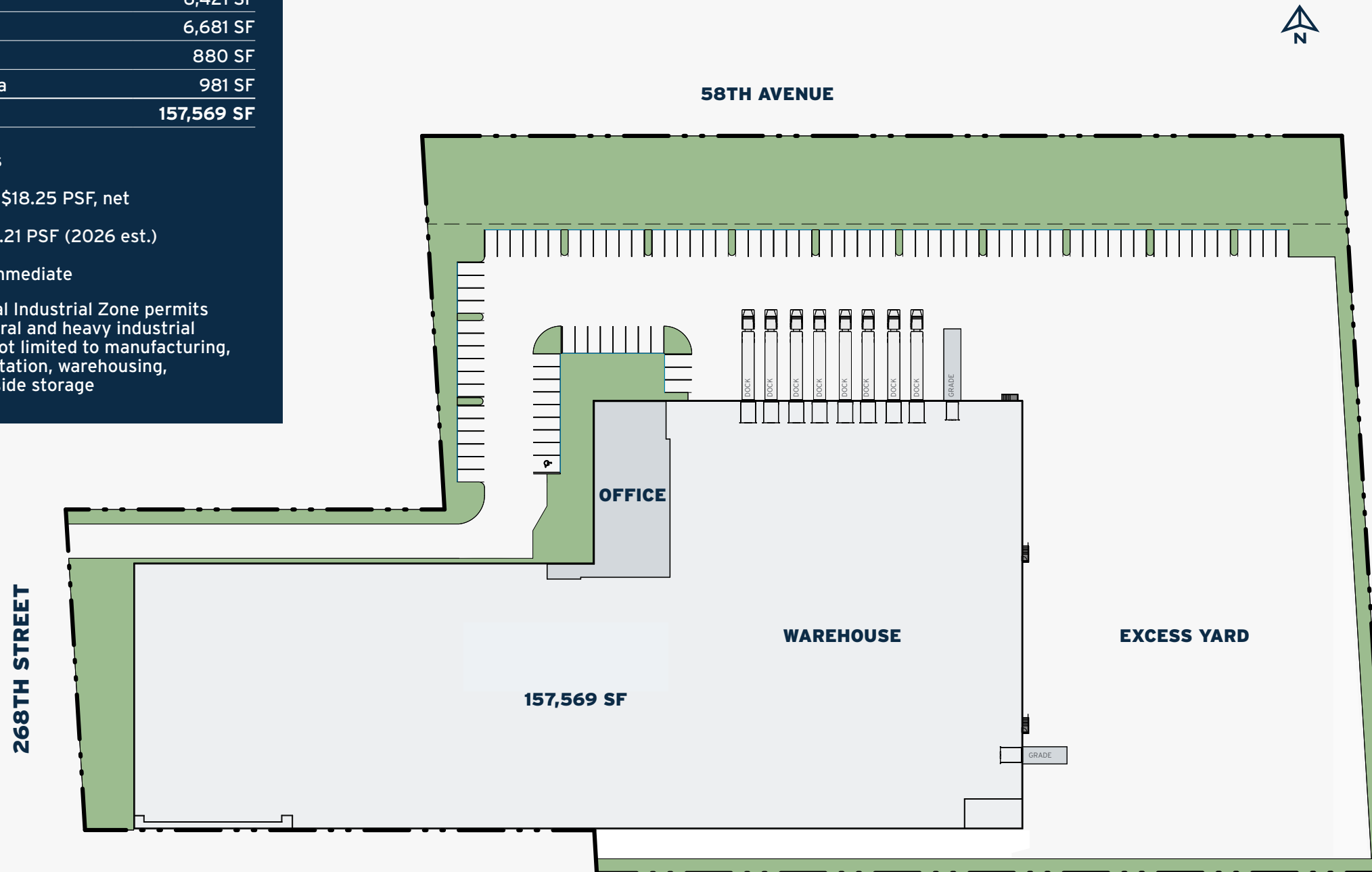
800-amps, 3-phase electrical service

LED lighting in warehouse

ESFR sprinkler system

Up to 2.50 acres of paved yard area for storage, including a 7,900 SF quonset hut

Improved office space, including a reception area, private offices, open office area, kitchenette, and washrooms



Areas are approximate.
Floor plan is not drawn to scale.

**EXISTING
AVAILABILITY**

Strategically located within Gloucester Industrial Estates, just northeast of the 264th Street and 56th Avenue interchange in the Township of Langley.

This central location offers businesses excellent connectivity to major transportation routes, including Highway 1, Highway 13, Highway 10, and the Fraser Highway, all of which provide easy access to Metro Vancouver. Additionally, the Canada/US border is just a 15-minute drive south via Highway 13, ensuring quick access to and from the United States.

DRIVE TIMES

Highway 1 (Trans-Canada Highway)	1.5 km	1 min
Highway 13	1.6 km	3 mins
Fraser Highway	6.1 km	7 mins
Aldergrove Border Crossing	12.7 km	15 mins
Abbotsford International Airport (YXX)	15.4 km	16 mins
Highway 11	17.1 km	19 mins
Highway 15	21.2 km	24 mins
CN Intermodal	24 km	24 mins
CP Intermodal	28.6 km	30 mins
Highway 99	29.4 km	30 mins
Fraser Surrey Docks	39.9 km	35 mins
Centerm / Vanterm	55.1 km	50 mins
DeltaPort	55.6 km	50 mins
Vancouver International Airport (YVR)	62.3 km	55 mins

DEMOGRAPHICS 2025

Population within 10 km

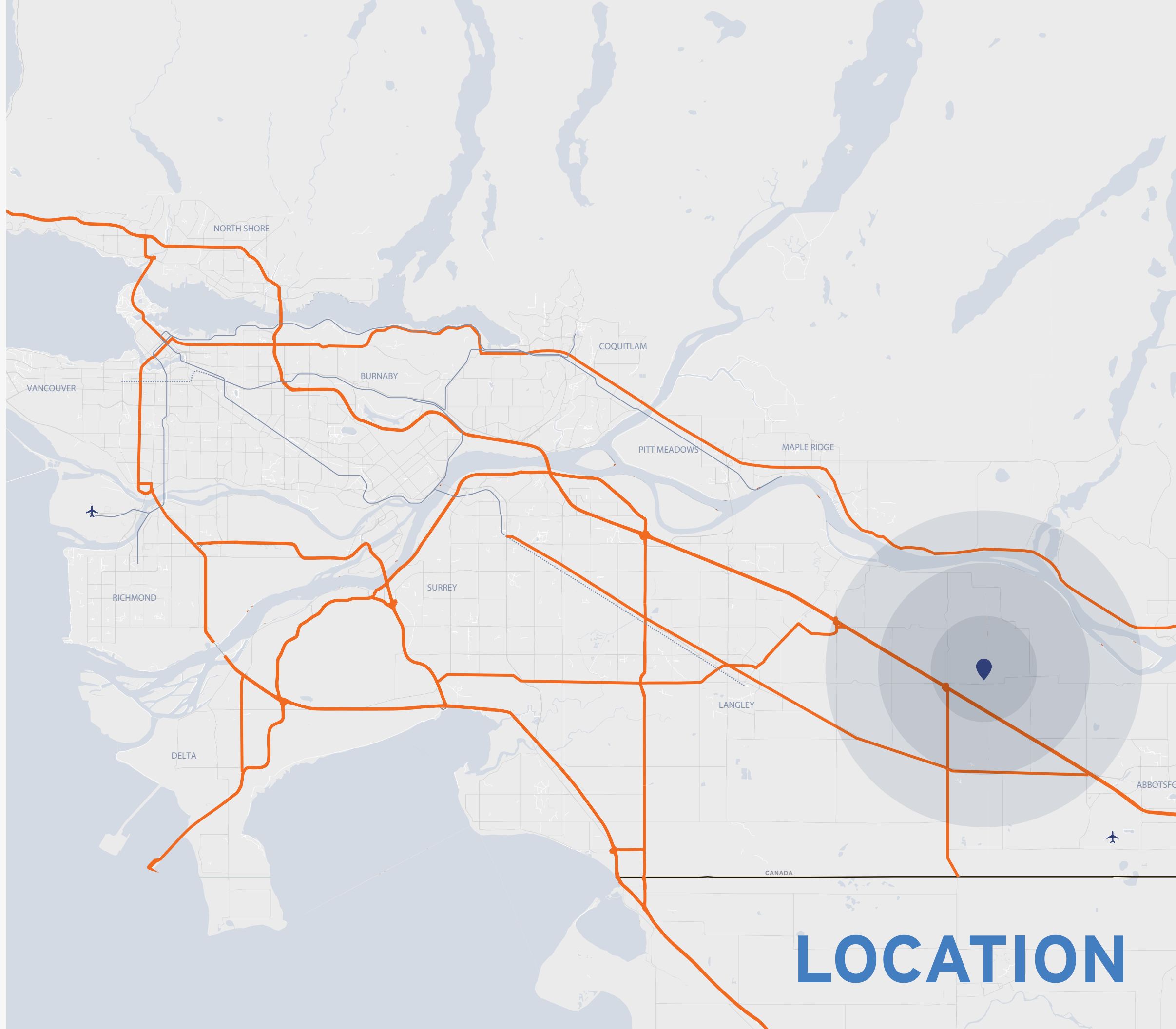
11,894

Labour force within 10 km

444,280

Skilled trades labour force

45%



LOCATION

1 MINUTE DRIVE
HIGHWAY 1
INTERCHANGE

HIGHWAY 1

56TH AVENUE

268TH STREET



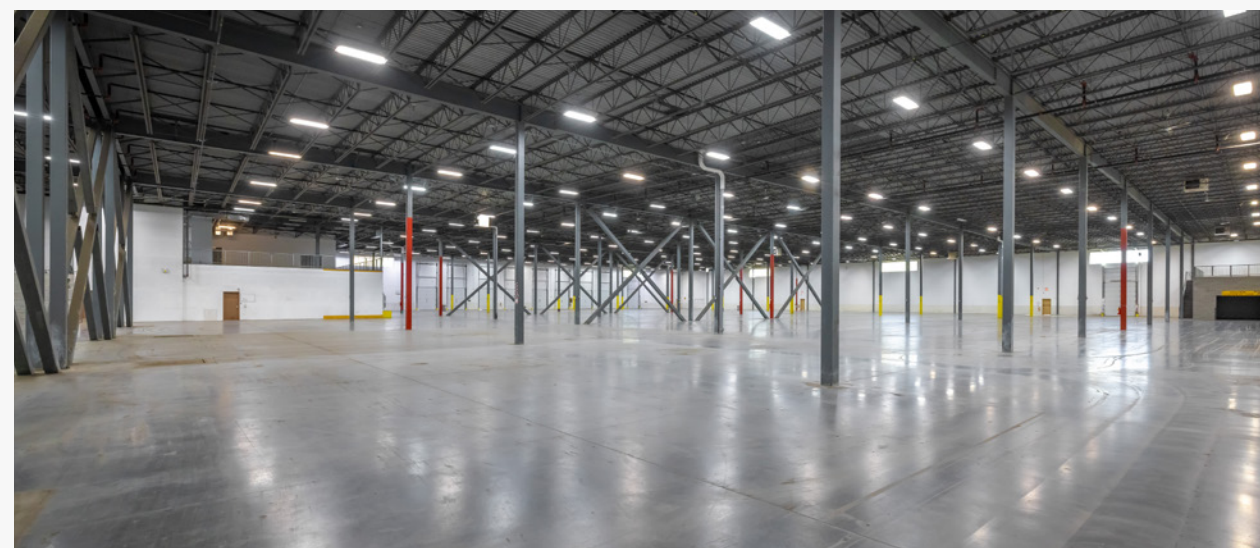


PURE INDUSTRIAL

Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.



AVISON YOUNG

Avison Young creates real economic, social, and environmental value as a global real estate advisor powered by people. Their integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantages. Together, they create healthy, productive workplaces for employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment, and the community.



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**Visit our website for more
information on
5744 268th Street, Langley**



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