

**FOR LEASE**

**6 MONTHS FREE BASIC RENT**  
DEALS SIGNED ON OR BEFORE DECEMBER 31, 2026



# 5744 268th Street

Langley, BC

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

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, with the potential to expand by up to 53,400 SF for a total of 210,969 SF. Alternatively, the site offers a development option for the addition of 10 dock doors and enhanced utilization of the excess yard area.

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

|                                                                                       |                                                                      |                                                                                       |                                                  |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------|
|  | <b>BUILDING AREA</b><br>157,569 SF up to a total of 210,969 SF       |  | <b>LEASE RATE</b><br>\$18.25 PSF, net            |
|  | <b>SITE SIZE</b><br>8.92 acres (including 2.50 acres of excess yard) |  | <b>ADDITIONAL RENT</b><br>\$4.21 PSF (2026 est.) |
|  | <b>ZONING</b><br>M-2A (General Industrial Zone)                      |  | <b>AVAILABILITY</b><br>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 |

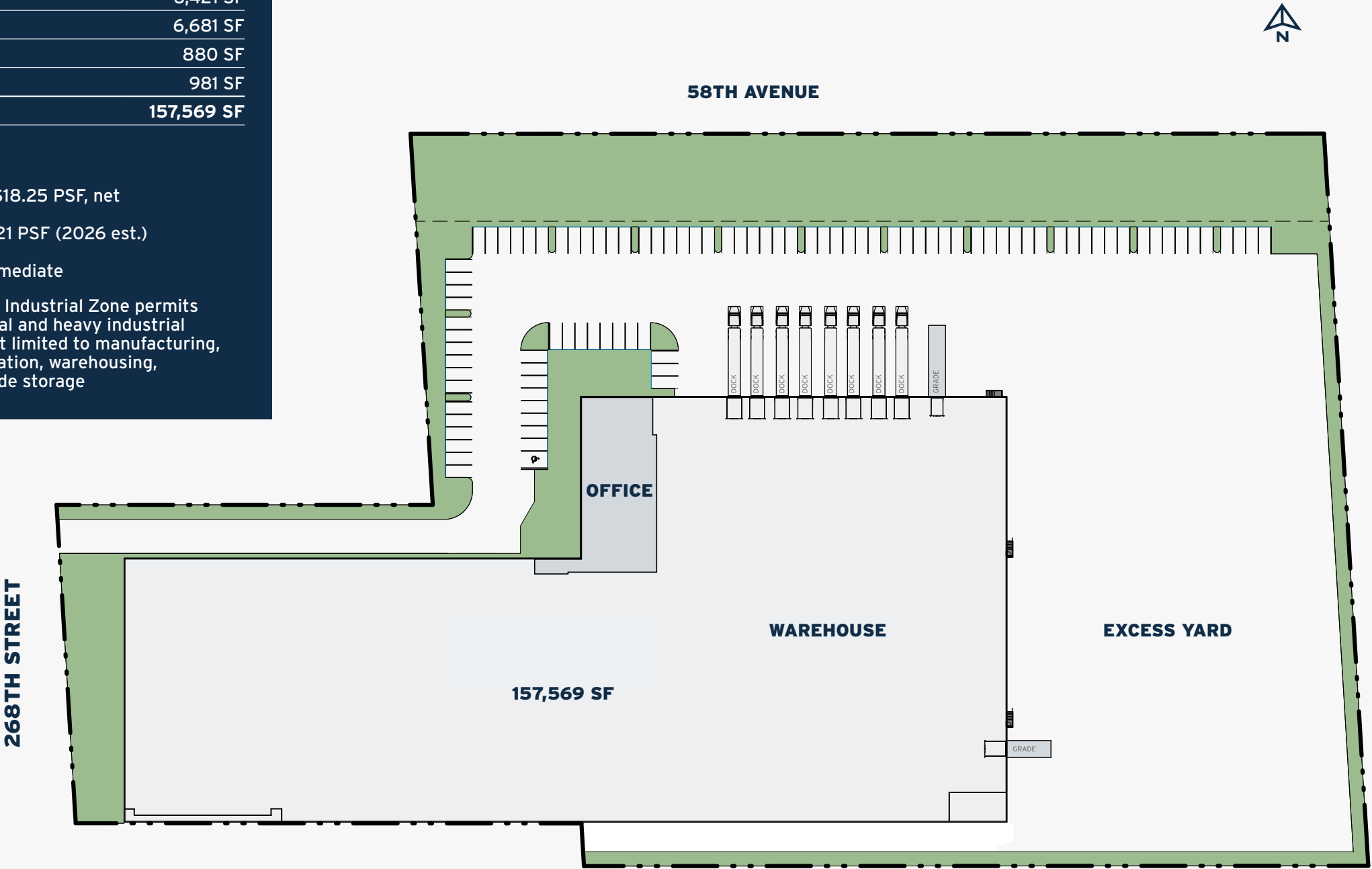
Site Size: 8.92 acres

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

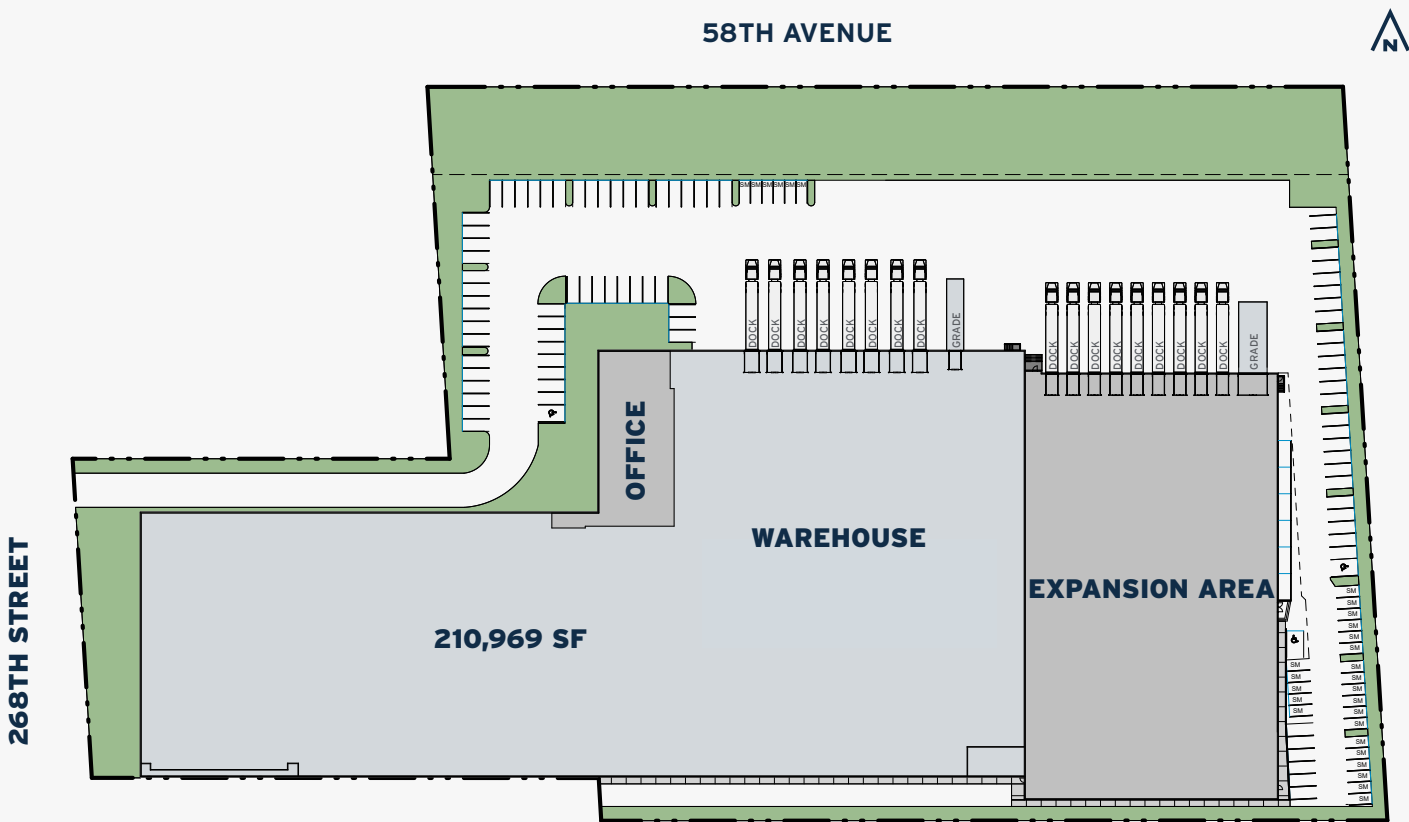


- KEY FEATURES:
- Concrete tilt-up construction
  - 26' clear ceiling height in warehouse
  - Eight (8) dock-level loading doors
  - Two (2) grade-level loading doors
  - 500 lbs PSF floor load capacity
  - 800-amps, 3-phase electrical service
  - LED lighting in warehouse
  - ESFR sprinkler system
  - 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

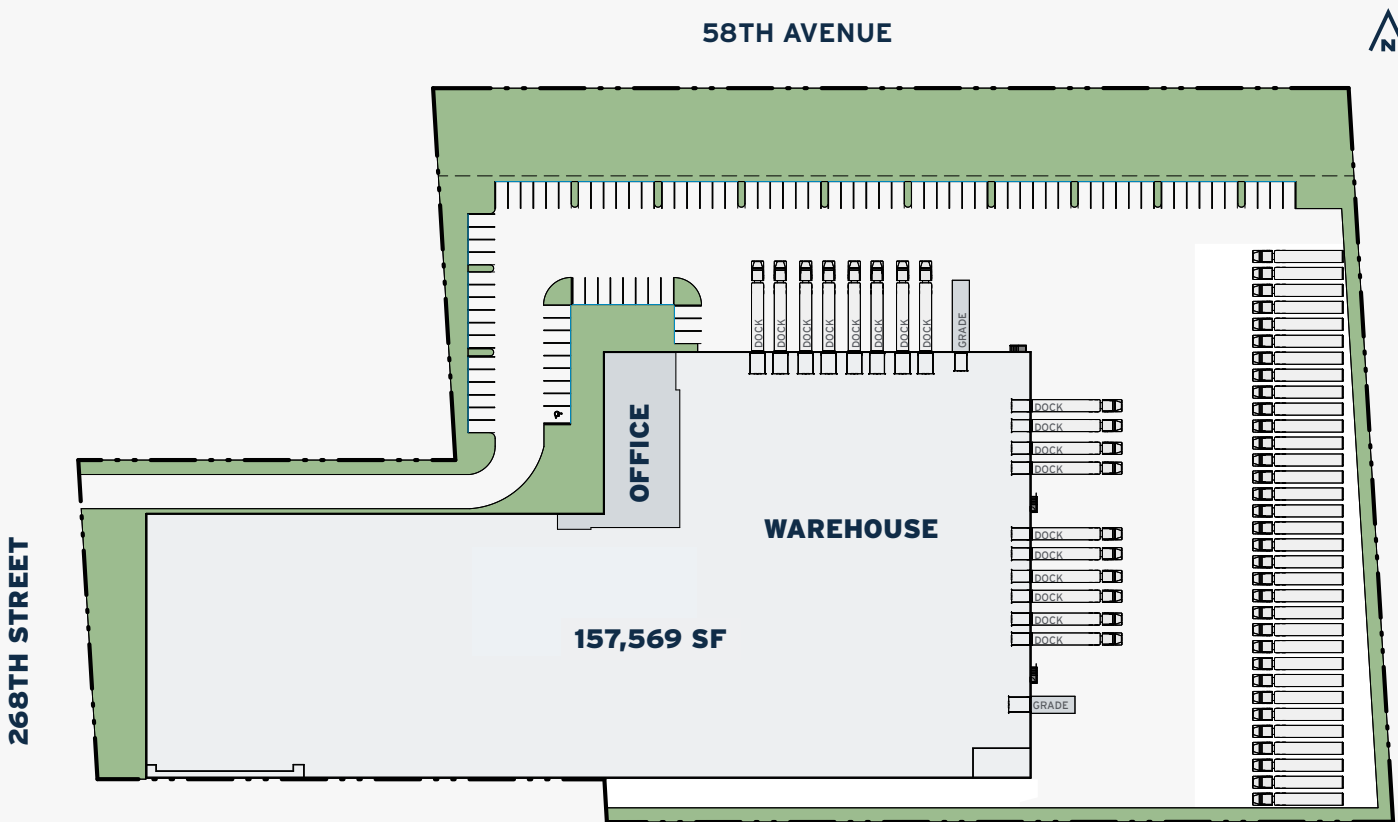
OPTION 1 - EXPANSION



|                     |            |
|---------------------|------------|
| Existing Building   | 157,569 SF |
| Expansion Space     | 53,400 SF  |
| Total Building Area | 210,969 SF |

- 32' clear ceiling height in expansion space
- Seventeen (17) dock-level loading doors
- Two (2) grade-level loading doors

OPTION 2 - ADDITIONAL DOCK AND TRAILER PARKING



- Eighteen (18) dock loading doors
- Two (2) grade loading doors
- Thirty-three (33) trailer parking stalls

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

BUILD-TO-SUIT

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

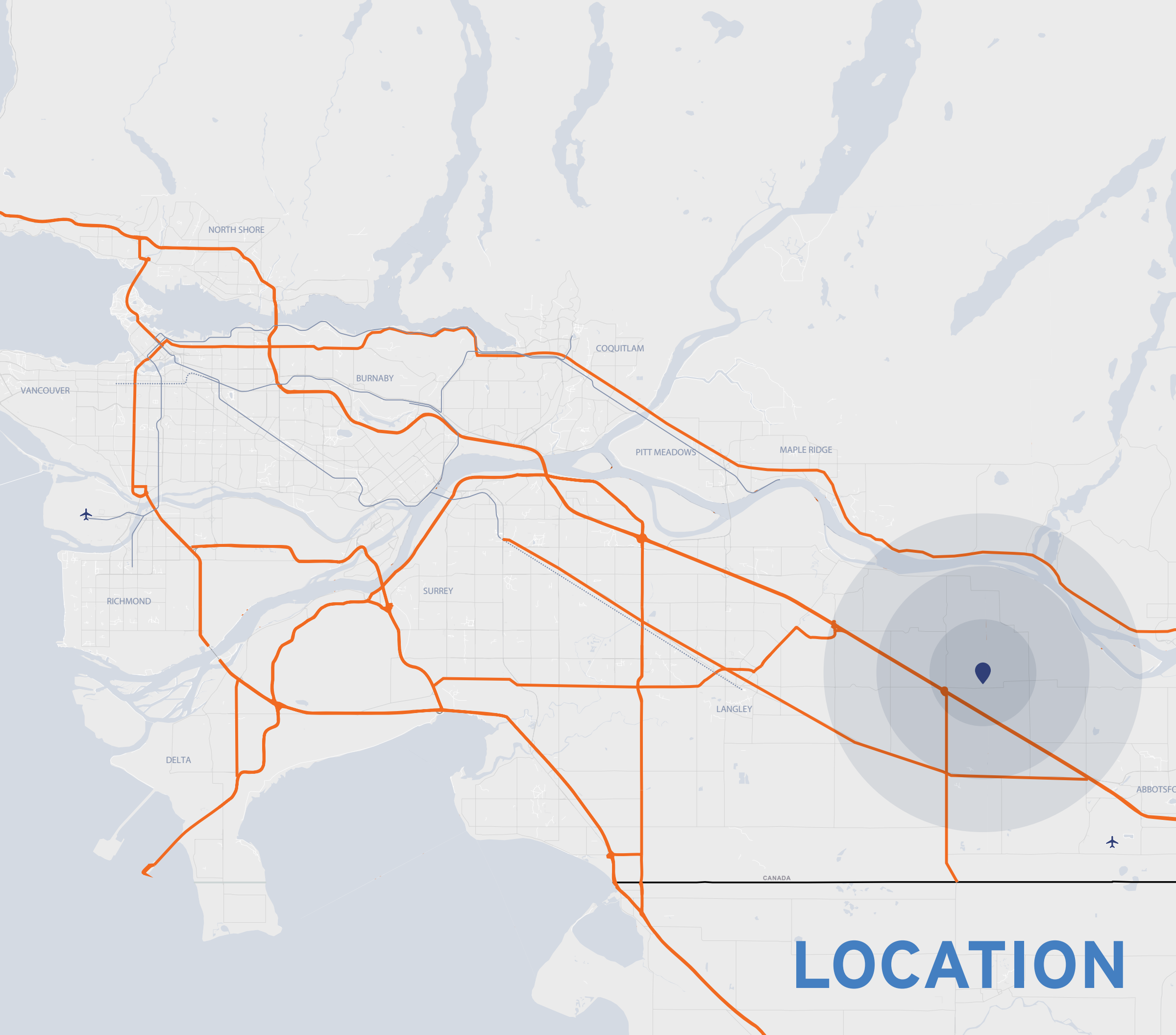
11,894

Labour force within 10 km

444,280

Skilled trades labour force

45%





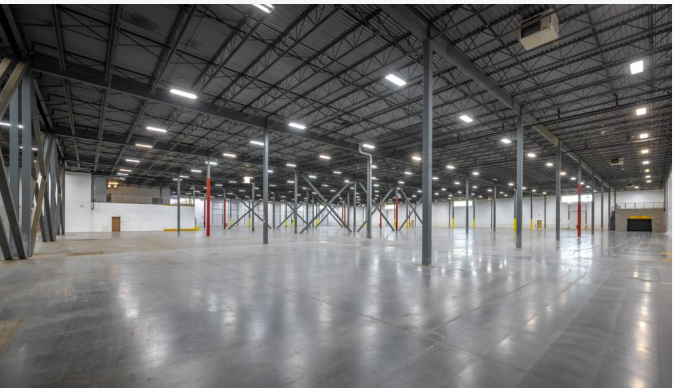
1 MINUTE DRIVE  
HIGHWAY 1  
INTERCHANGE

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.



TEAM

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**Visit our website for more  
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