



INDUSTRIAL WAREHOUSE BUILDING

For Sale

26620 56 Ave, Langley Twp, BC

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🏠 Civic Address

↳ 26620 56 Ave,
Langley Twp, BC V4W
3X5

📄 PID

↳ 023-478-314

📍 Neighborhood

↳ County Line Glen
Valley

📍 Zoning

↳ M-2A General
Industrial Zone

🏠 Year Built

↳ 1998

📄 Gross Leasable Area

↳ 22,315 sqft.

📄 Lot Size

↳ 2.589 acres

📄 Property Tax (2024)

↳ \$175,698.70

📄 Assessment (2025)

↳ \$19,030,000

💰 Asking Price

↳ Contact Agent

Property Details

Iconic Properties Group is pleased to present **26620 56 Avenue, Langley**—a versatile industrial property offering stable income and long-term growth potential in one of Langley’s most accessible and strategically positioned industrial corridors.

Operational Efficiency & Utility

Located within a well-established industrial park, the facility supports essential functions including equipment storage, fleet maintenance, and operational staging. Its industrial zoning allows a broad range of uses, with flexibility for expansion or redevelopment based on tenant or owner-user needs.

Seamless Connectivity

Ideally situated just off Highway 1 via the 264 Street interchange and mere minutes from key arterials including 56 Avenue (Highway 10) and Fraser Highway, the site benefits from first-class regional and cross-metro transport connectivity—essential for warehousing, distribution, transportation, or construction operations.

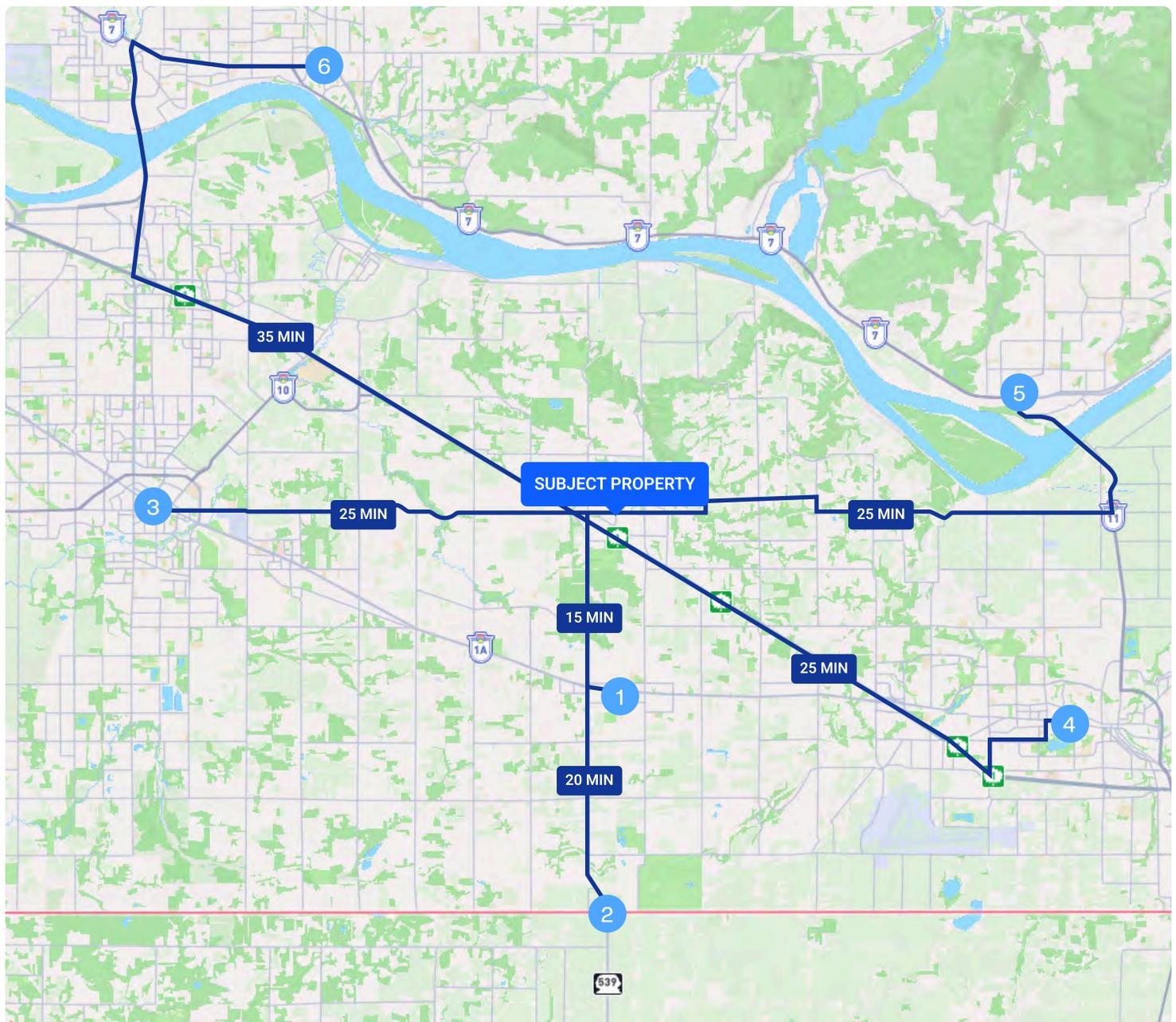
Robust Industrial Ecosystem

Surrounded by a strong network of industrial peers and located within one of Langley Township’s primary growth zones, the property enjoys operational synergy and enhanced tenant appeal due to proximity to complementary industrial businesses.

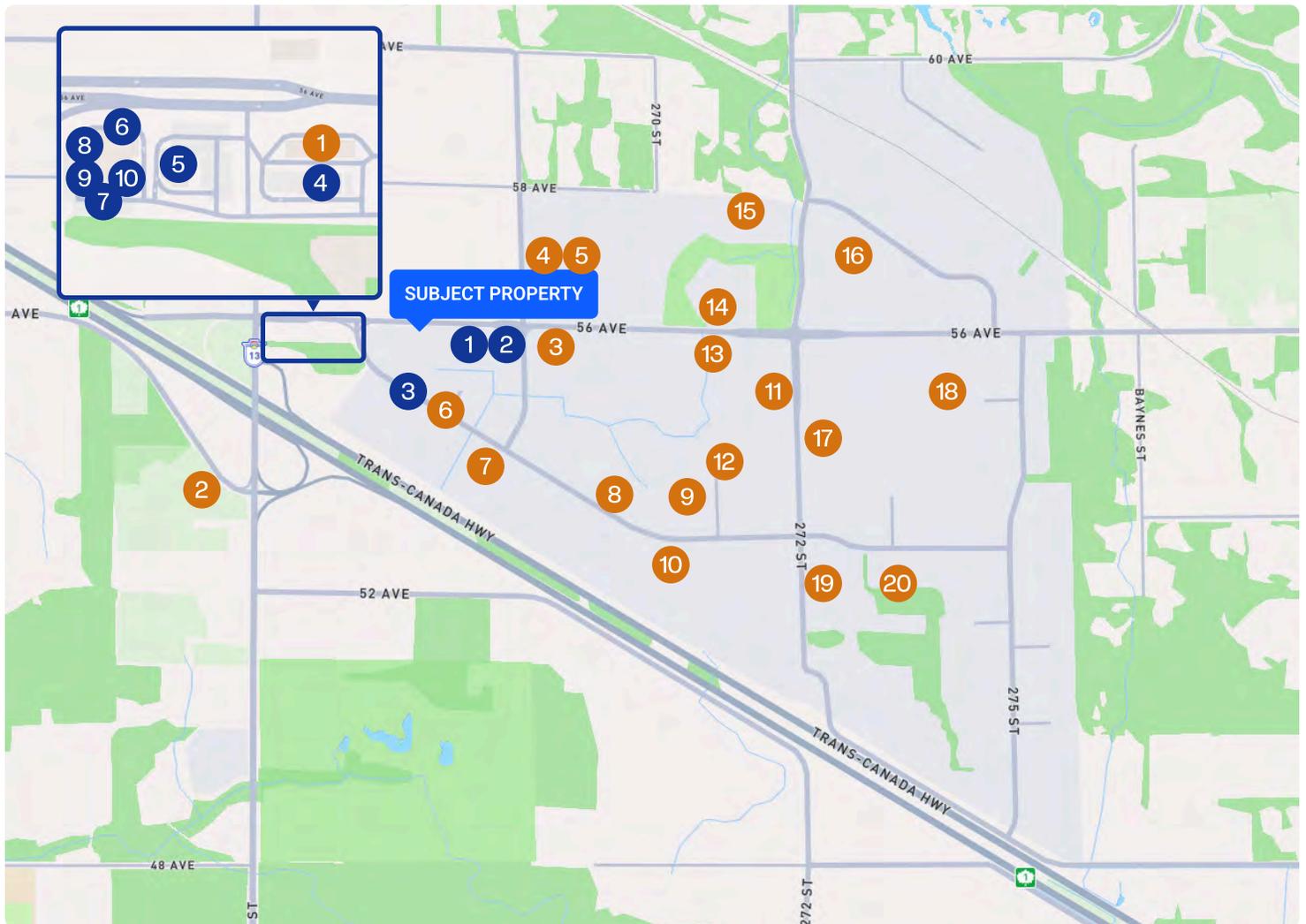


Regional Connectivity

Location	Approximate Driving Time
1 Aldergrove	15 minutes
2 Aldergrove-Lynden Border Crossing	20 minutes
3 Langley City Centre	25 minutes
4 Abbotsford	25 minutes
5 Mission	25 minutes
6 Maple Ridge	35 minutes



Nearby Amenities



Food & Drinks

- 1 Colleen's Cafe
- 2 Nola West Cafe & Catering
- 3 Industrial Park Sandwich Works
- 4 Tim Hortons
- 5 McDonald's
- 6 Subway
- 7 Lucky Donair
- 8 Lotus Garden Express
- 9 Donair Hub
- 10 Queen India Jumbo Pizza

Retail, Services, Manufacturers & Suppliers

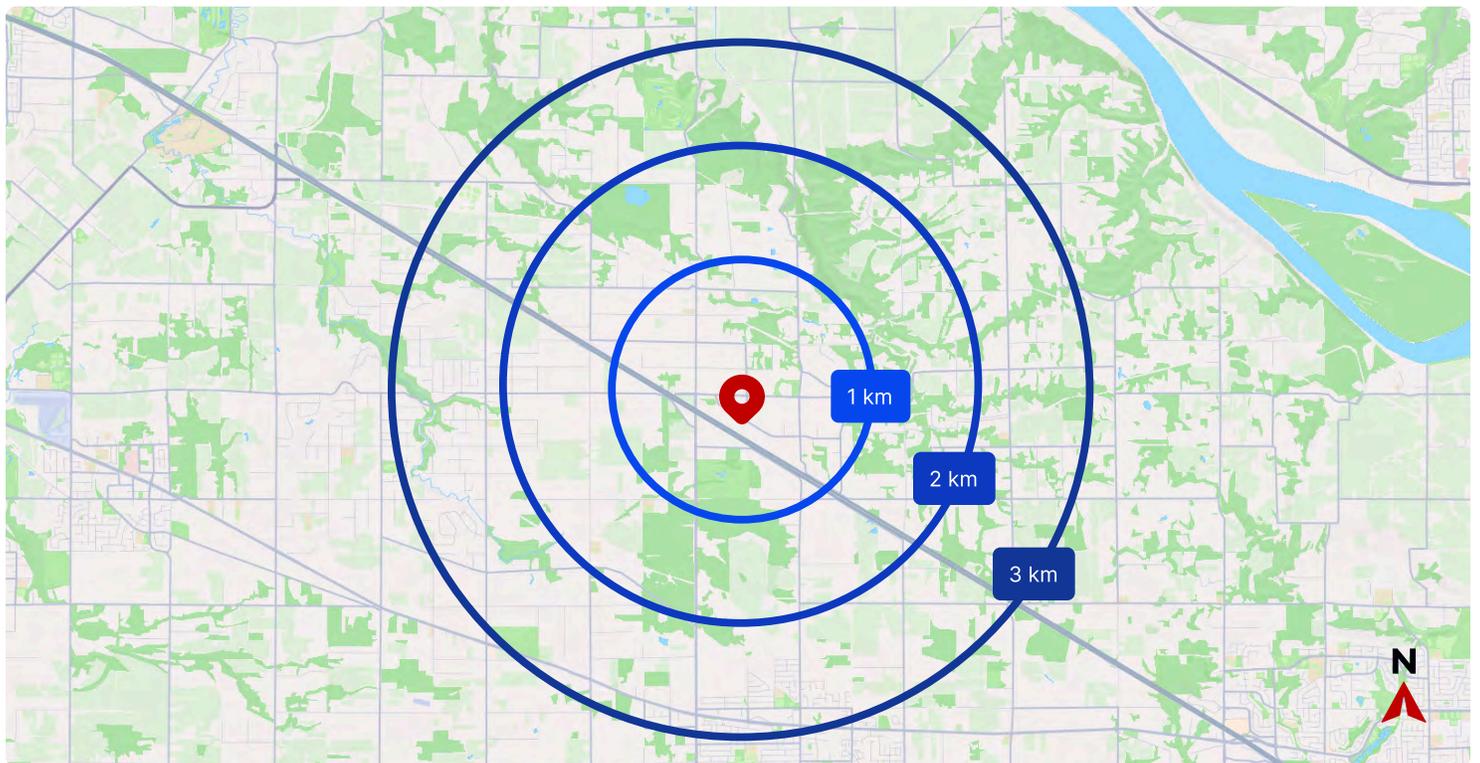
- 1 Co-op Gas Bar
- 2 Clearview Produce Market
- 3 RACKsteel Material Handling
- 4 Peterbilt Pacific Inc.
- 5 John Deere Specialty Products
- 6 Atlas Sign & Awning Company
- 7 Inland Truck & Equipment
- 8 Innovative Circuit Technology
- 9 Laird Plastics
- 10 Work Truck West
- 11 Weatherguard Gutters
- 12 Trittech Group Ltd
- 13 Horizon Contracting Group
- 14 FG Deli Group Ltd
- 15 Klondike Cold Storage
- 16 K-Line Trailers
- 17 Airplus Industrial Corp.
- 18 PFG Glass Industries
- 19 Kingspan Insulated Panels
- 20 Westminster Lift Truck & Services

Demographic

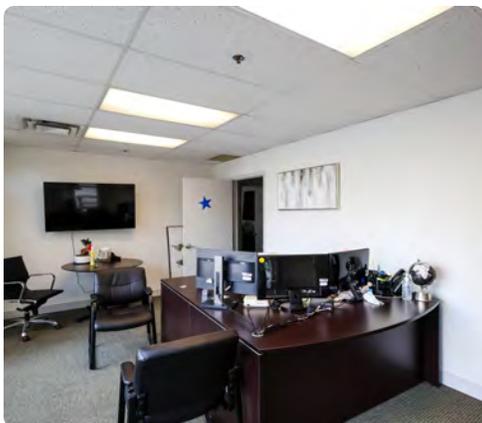
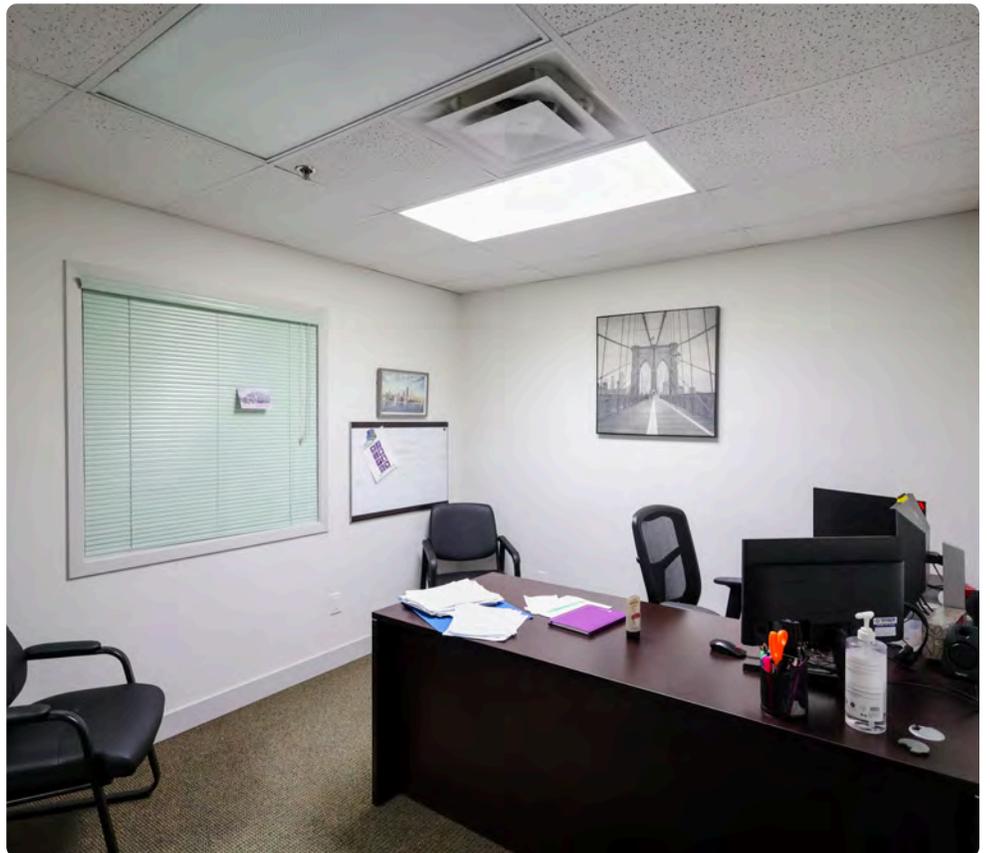
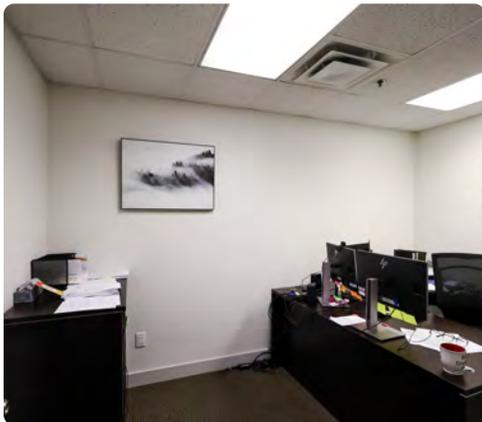
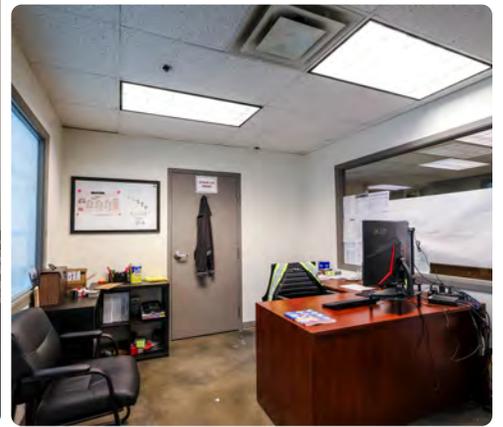
Strategically located in Langley Township’s expanding Aldergrove industrial corridor, 26620 56 Avenue presents a rare opportunity to acquire a well-positioned warehouse facility with long-term upside. Aldergrove—part of the broader Township of Langley—is home to over 15,000 residents and surrounded by a regional population of 150,000+ across Langley, Abbotsford, and the Fraser Valley. The area’s mix of industrial, agricultural, and commercial uses continues to attract businesses seeking affordability and proximity to the U.S. border. Ongoing infrastructure investments and regional planning support Metro Vancouver’s eastward industrial shift.

The property offers immediate access to Highway 1 via the 264 Street interchange, enabling efficient travel times: 45 minutes to Vancouver, 15 minutes to Abbotsford International Airport, and under 10 minutes to the Aldergrove/Lynden U.S. border. Nearby rail lines and key trucking corridors further strengthen its appeal for logistics, distribution, and fleet operations. With stable tenancy in place, strong regional fundamentals, and flexible zoning, 26620 56 Avenue stands as a strategic foothold in one of the Fraser Valley’s most accessible and future-ready industrial markets.

	1 km	2 km	3 km
Population (2024)	378	2,740	15,459
Population (2029)	371	2,675	16,380
Projected Annual Growth (2024-2029)	-0.37%	-0.48%	1.16%
Median Age (2024)	41.60	40.70	39.10
Average Household Income (2024)	\$144,835	\$156,783	\$155,627
Average Persons Per Household (2024)	3	3	3



Photos



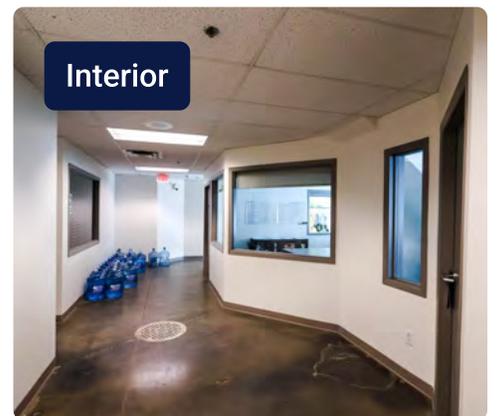
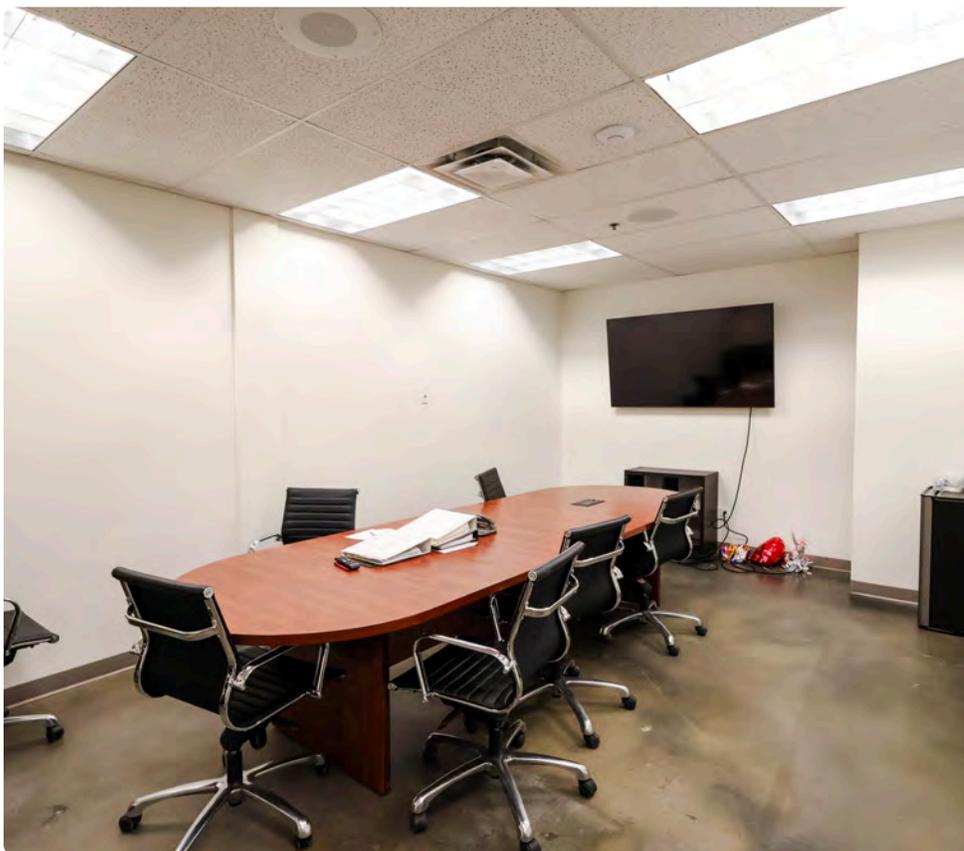
Photos



Board Room



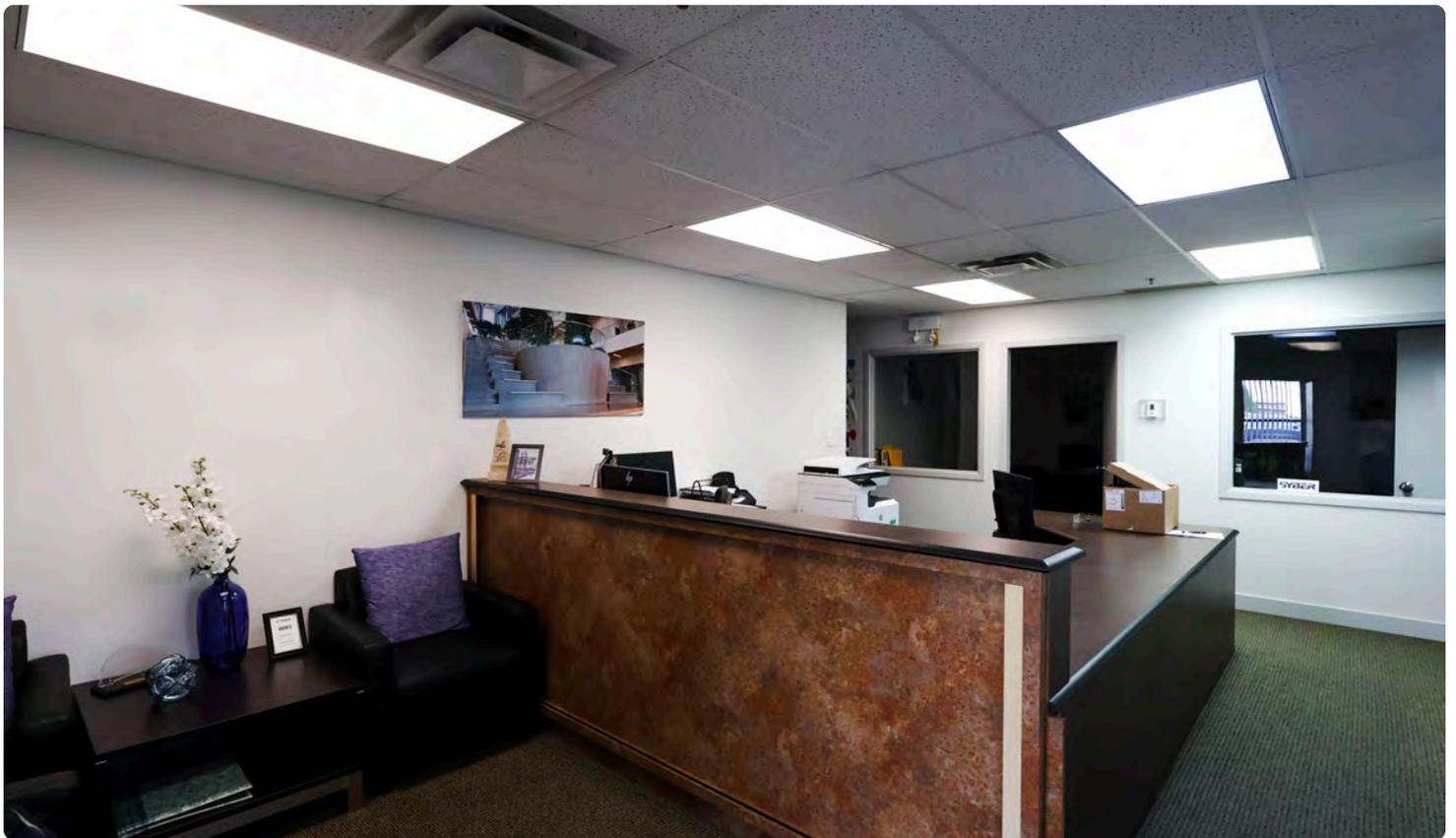
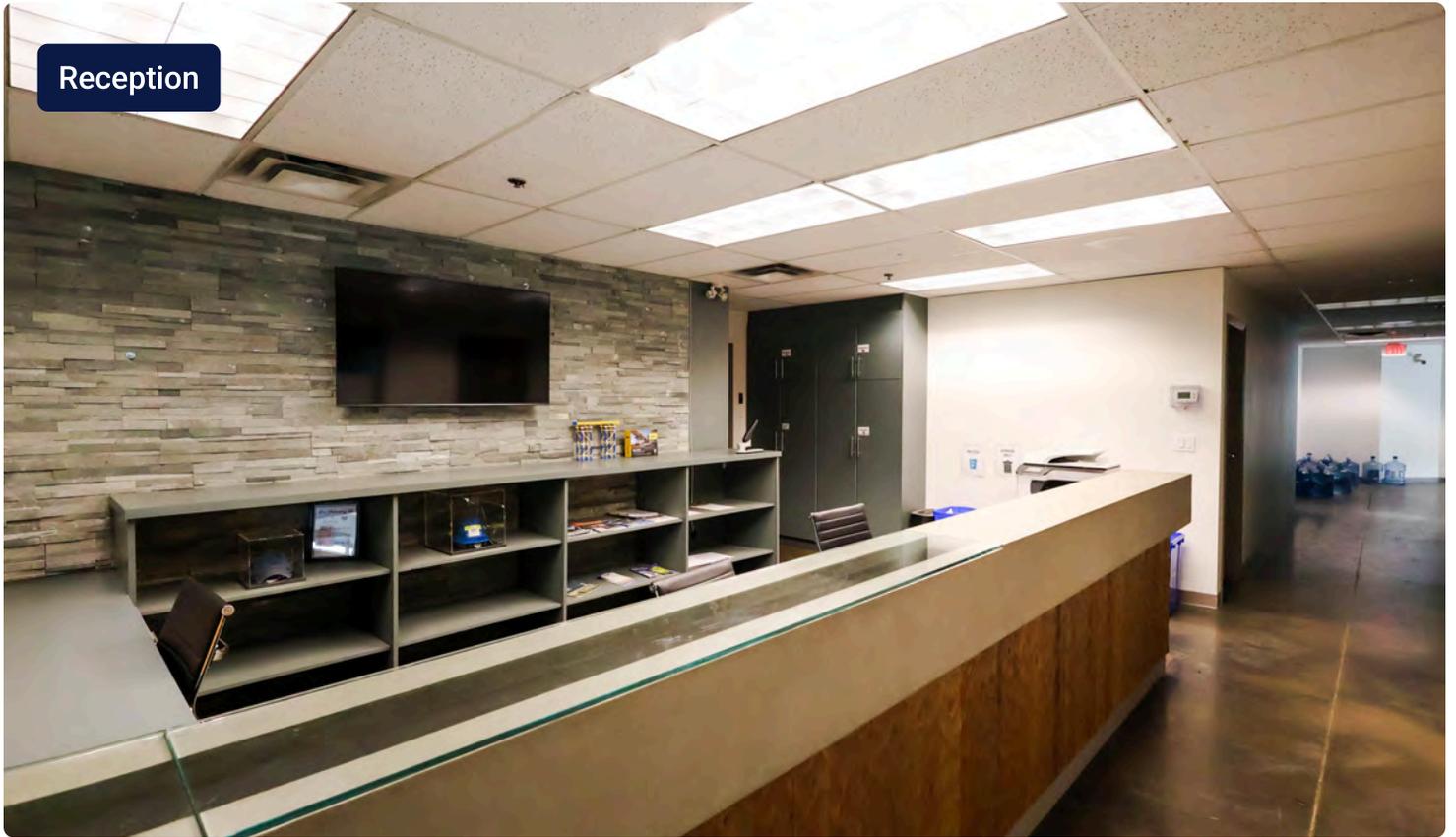
Kitchen



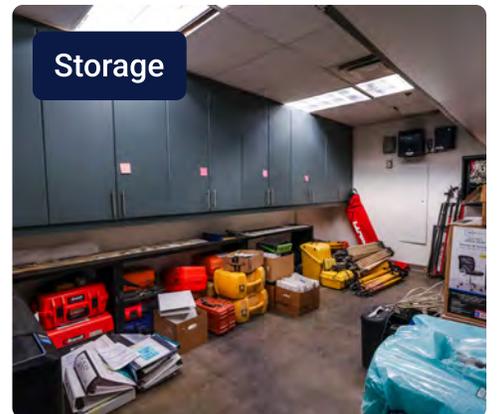
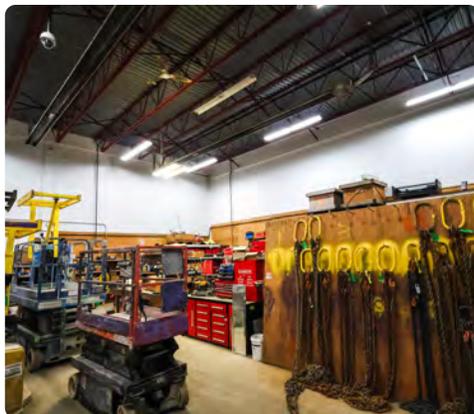
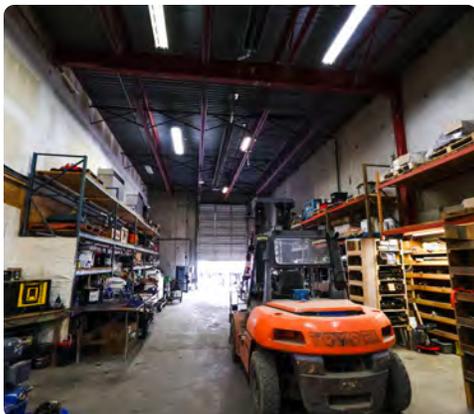
Interior



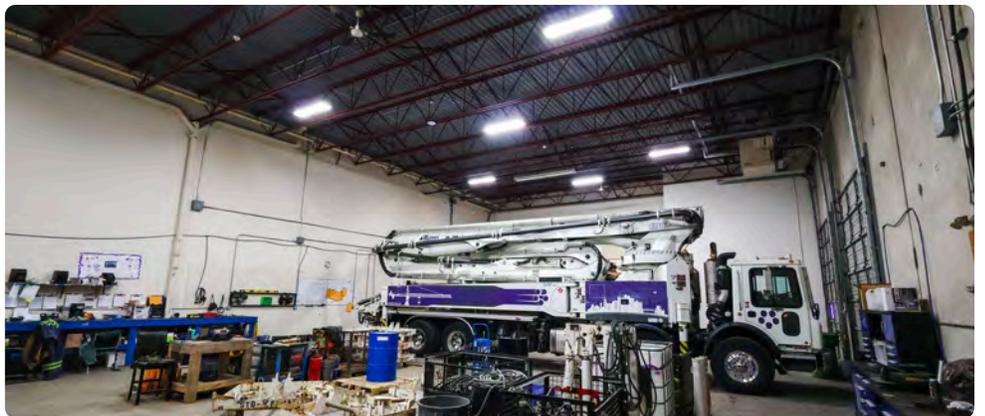
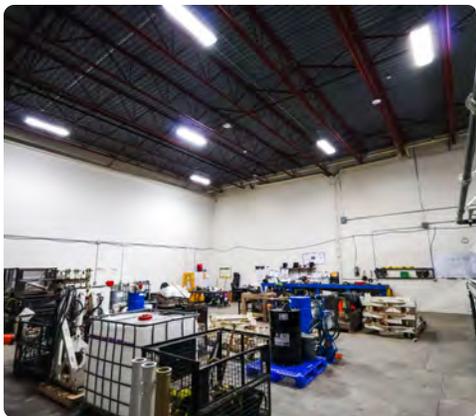
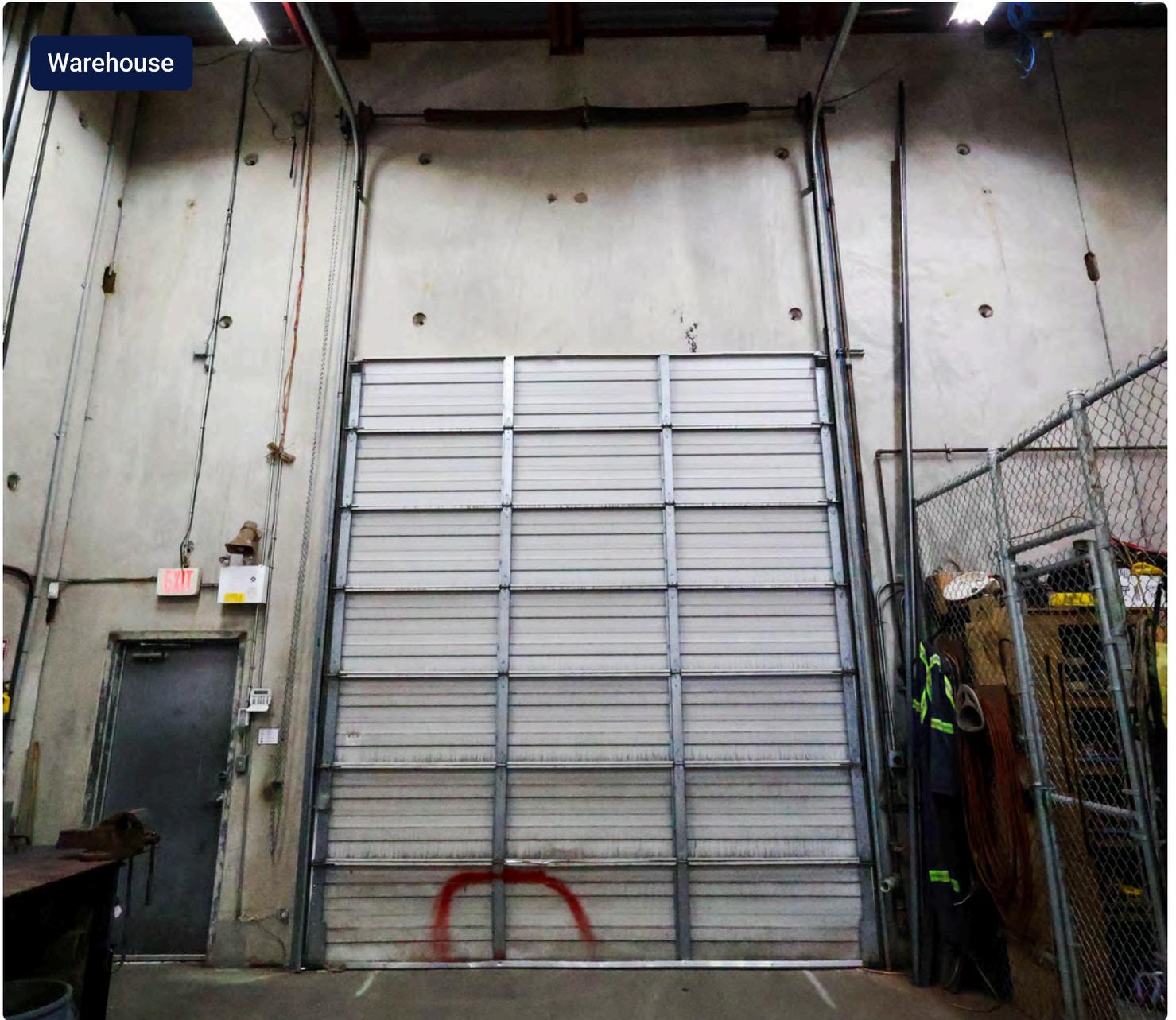
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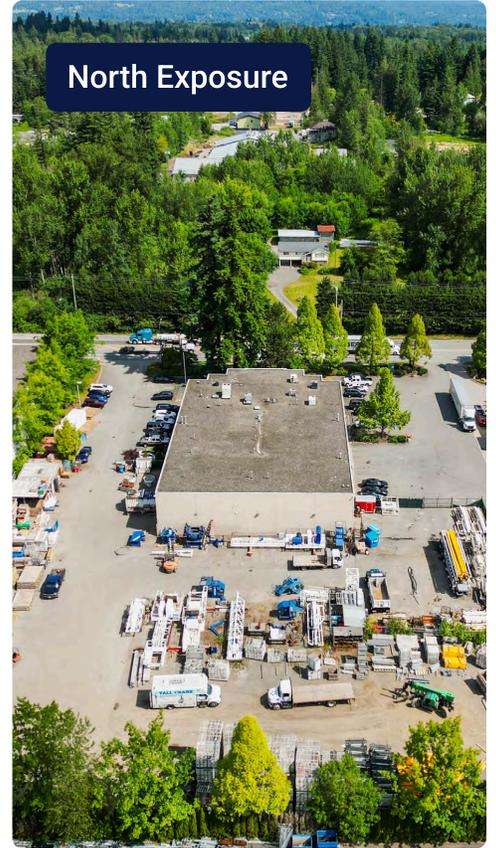
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East Exposure



North Exposure



South Exposure



West Exposure



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