

FOR LEASE

5530 268th Street

Langley, BC

22,588 sf freestanding warehouse / office building on 0.84 acres
with dock and grade loading in Gloucester Industrial Estates



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**AVISON
YOUNG**

22,588 sf freestanding warehouse / office building on 0.84 acres in Gloucester

5530 268th Street
Langley

Opportunity

5530 268th Street features an exceptional opportunity to lease a 22,588 sf freestanding warehouse and office facility in Langley's Gloucester Industrial Estates. This high-quality building offers premium warehouse specifications and two floors of improved office space in one of Metro Vancouver's most desirable industrial submarkets.

Property details

AVAILABLE AREA

Warehouse	14,674 sf
Office	7,914 sf
Total	22,588 sf

SITE SIZE

0.84 acres

ZONING

M-2 (General Industrial) permits a wide range of industrial uses, including but not limited to warehouse, distribution, manufacturing, building supply and accessory office.

LEASE RATE

\$19.50 psf, net









ADDITIONAL RENT (2026 ESTIMATE)

\$4.53 psf





AVAILABILITY DATE

August 1, 2026

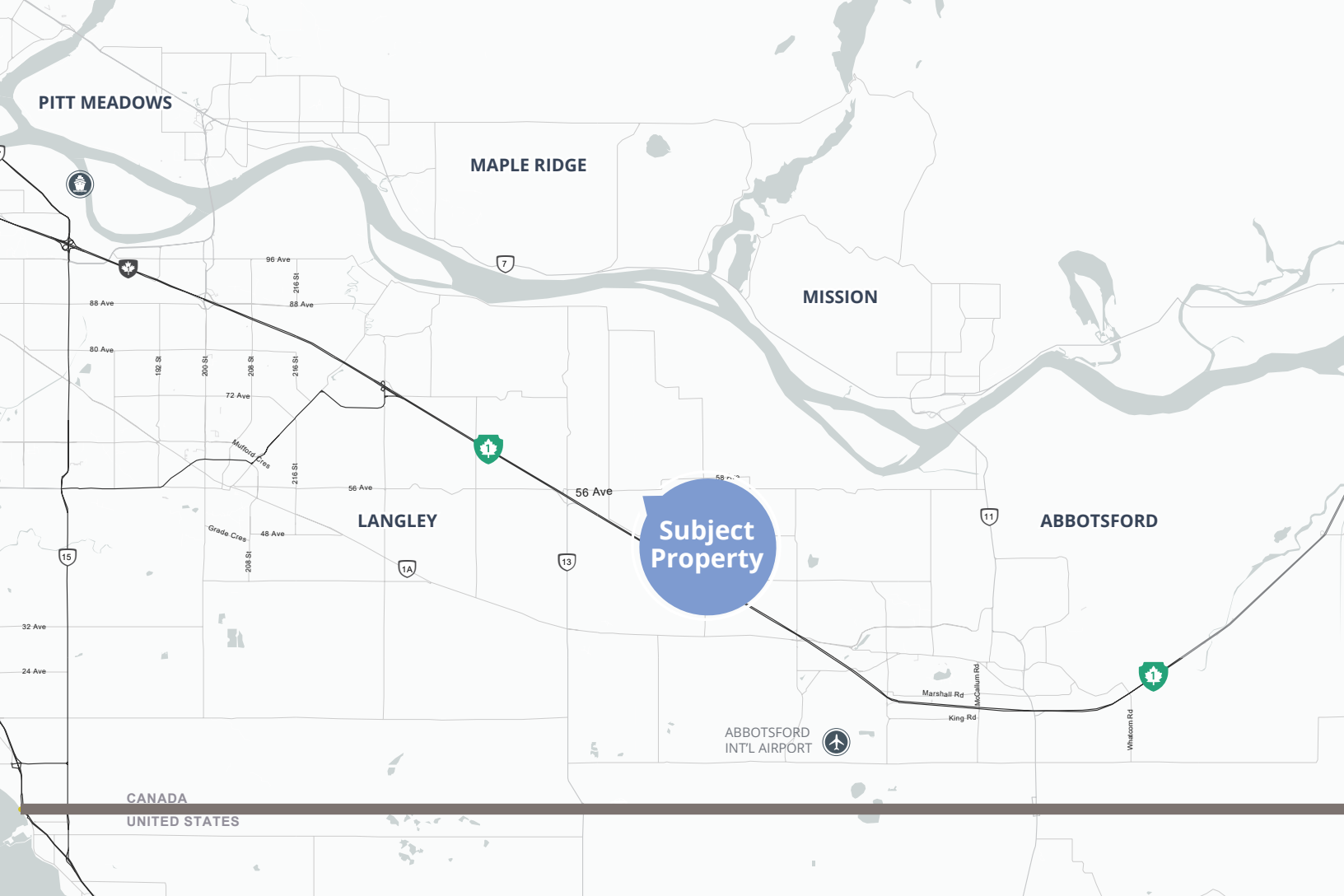
Warehouse features

-  20' clear ceiling height in the warehouse
-  Two (2) dock level loading doors
-  Two (2) grade level loading doors
-  600 amp, 600 volt, 3-phase electrical service
-  ESFR sprinklers
-  LED lighting
-  Warehouse area is demised into sections and can be opened up if required by an incoming tenant
-  Small exterior yard behind the building

Office features

-  Grand front entry with corporate appeal
-  HVAC throughout the offices
-  Professionally finished office space containing a mixture of private offices, open work areas and a boardroom
-  Twenty-four (24) on-site parking stalls





LOCATION

The property is situated just north of the Trans-Canada Highway (Highway 1) on 268th Street at 56th Avenue in Langley's highly sought-after Gloucester Industrial Estates.

This premium location is a 3-minute drive to Highway 1 via the 264th Street Interchange, offering immediate access to all areas of Metro Vancouver and the Fraser Valley.

DRIVE TIMES

Highway 1	3 minutes
Canada/US Border	15 minutes
Abbotsford International Airport	18 minutes
Highway 17	17 minutes
Langley City	20 minutes
Deltaport	50 minutes

Contact for more information

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