

3265 264 STREET
LANGLEY, BC

WATCH VIDEO



INDUSTRIAL LAND & SHOP **FOR SALE**

1.94 Acres of Prime Industrial Land with Shop and Office Space

9,604 SF of Versatile Warehouse and Office Areas

Strategic Location with Easy Access to Major Highways and US Border

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Opportunity

This property presents a unique opportunity to purchase 1.94 acres of rare fully serviced industrial land with shop/office space in the Aldergrove Industrial Submarket. The site boasts low site coverage, allowing for potential expansion or additional outdoor usage for a variety of industrial users. This parcel contains flat and partially paved/graveled area with an ideal shape suited for maneuvering large equipment or potential redevelopment.

Features

- » HVAC office
- » Multiple washrooms
- » Kitchenette/lunchroom
- » Multiple private offices
- » Alarmed
- » Four (4) grade loading doors (Quonset) - 3x (14' X 14') & 1x (8' X 8')
- » 24' ceilings (Quonset)
- » Radiant tube heating (Quonset)
- » Three (3) grade loading doors 11' X 14' (warehouse)
- » Forced air heaters (warehouse)
- » 16' ceilings (warehouse)
- » One (1) grade loading door (10' X 11') (storage room)

Site Size	1.94 Acres
Available Area	Warehouse/Quonset Hut 6,885 SF
	Warehouse Mezzanine 1,297 SF
	Modular Showroom/Office 702 SF
	Modular Office (Rear) 720 SF
	Total 9,604 SF
Zoning	M-2 (General Industrial)
Property Taxes	\$94,352.30 (2024)
PID	002-396-866
Asking Price	Contact Listing Agent
Possession	Contact Listing Agent



EXCELLENT PYLON SIGNAGE

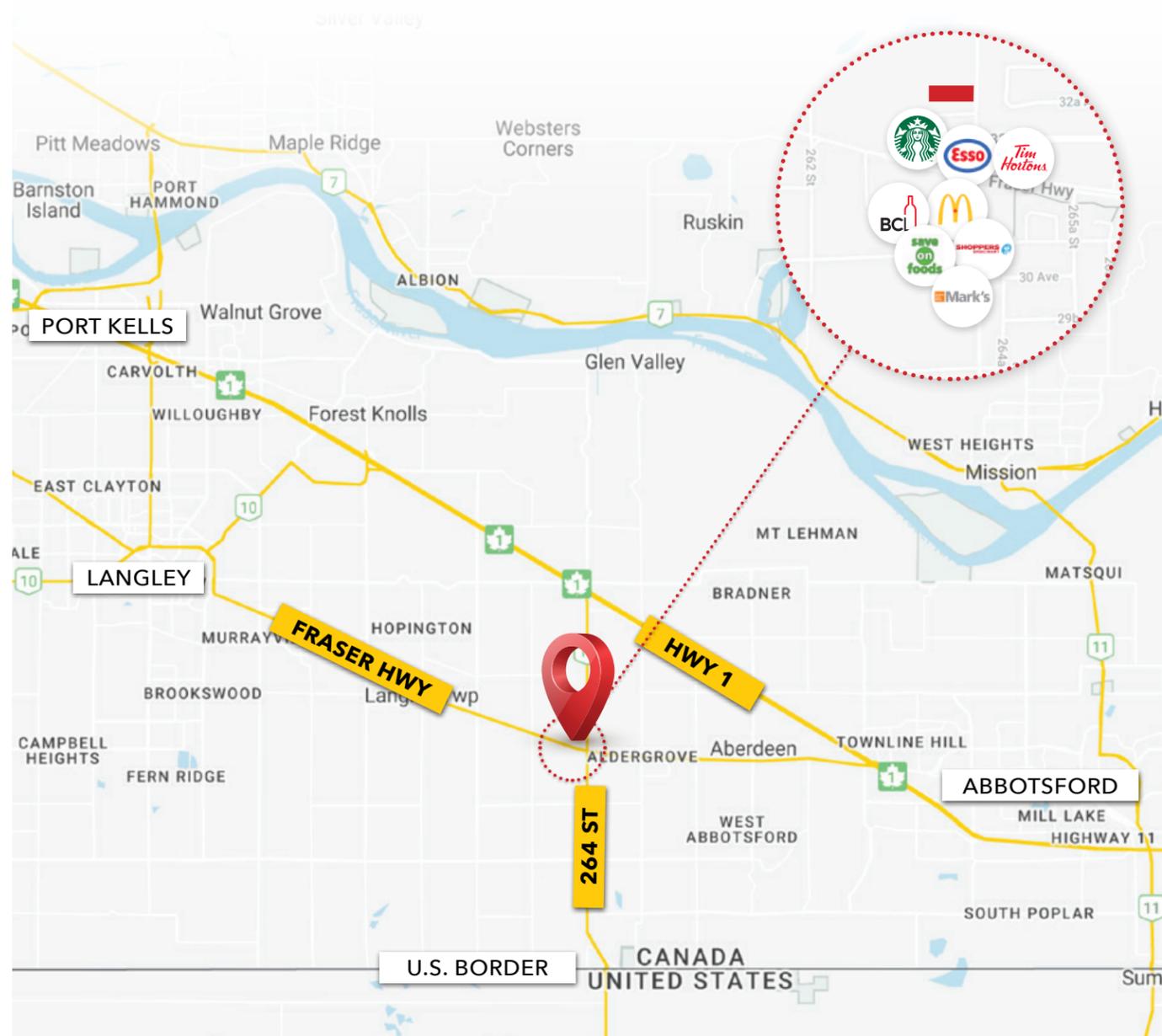


MODULAR OFFICE

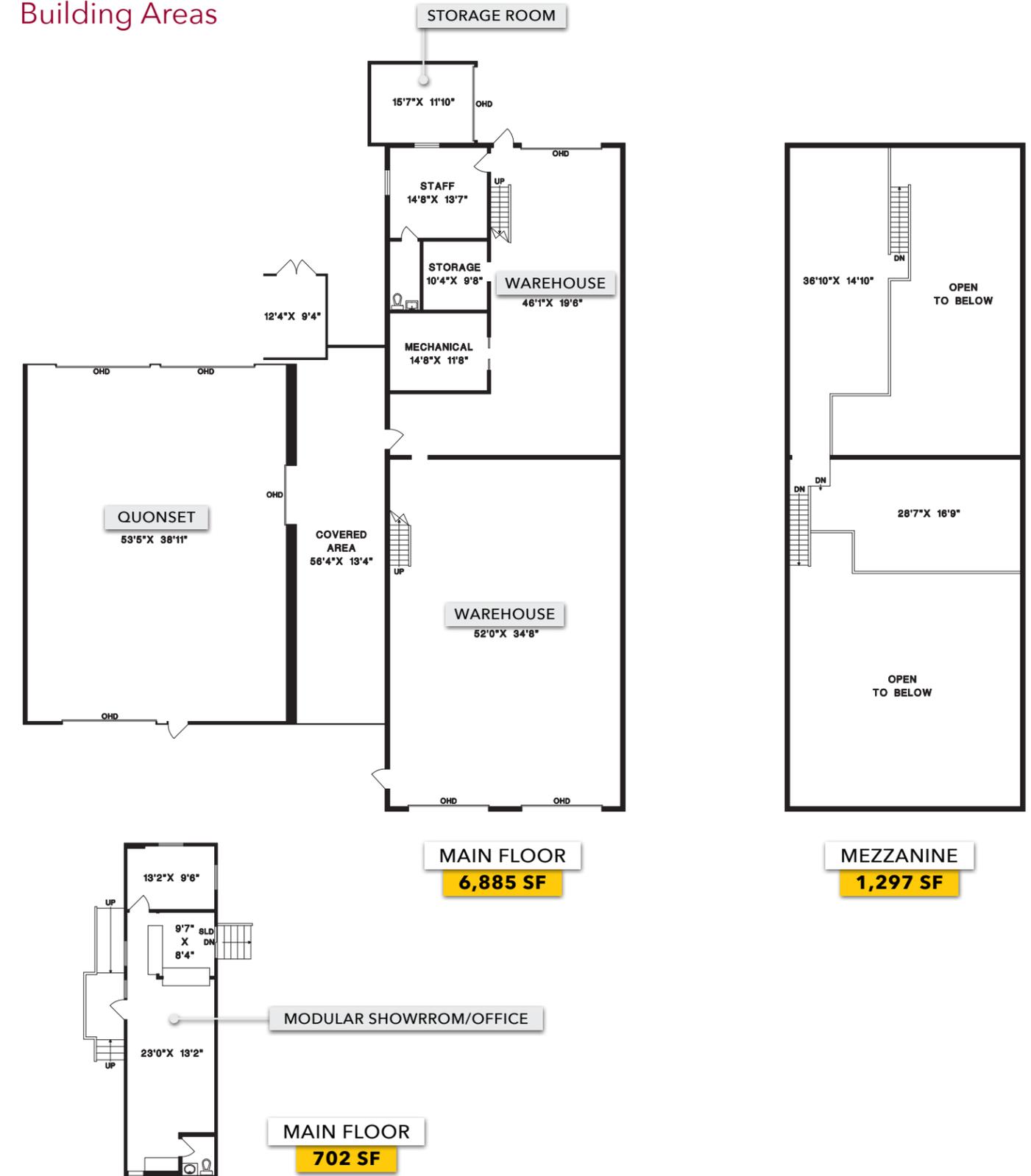


Location Overview

The subject property offers immediate access to the designated truck routes and is minutes away from Highway 1, Highway 13, Fraser Highway and the Aldergrove US border crossing. Strategically situated just off Fraser Highway and 264th Street (Highway 13 - designated truck highway) and the expanding international border with over 138 feet of frontage to 264th Street, the site is ideal for businesses seeking a strategic and accessible location in the heart of Aldergrove. The surrounding area boasts a wealth of amenities and retail stores, with some conveniently highlighted in the map below.



Building Areas



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150
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