

26290 FRASER HIGHWAY
LANGLEY, BC

WATCH VIDEO



INDUSTRIAL BUILDING **FOR SALE**

8,326 SF Concrete Building on 0.61 Acre Lot
17-Foot Warehouse Ceilings & Full HVAC Office Space
Secure Yard Compound with Excellent Highway Access

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Opportunity

This property presents a unique opportunity for a variety of industrial users. The site boasts low site coverage, allowing for potential expansion or additional outdoor usage. With its high-quality concrete block construction, secure yard compound, and modern facilities, this location is perfect for businesses looking for a versatile and well-maintained industrial space.

Highlights

- » Low site coverage (28%)
- » LED lighting throughout the warehouse
- » Fully paved and fenced rear yard and loading area
- » Quality concrete block construction (est. 1996)
- » 3-phase power
- » Full HVAC office space
- » Sprinklered warehouse and office space
- » Fully alarmed premises
- » Secure yard compound (approximately 2,600 SF)
- » Lunchroom/kitchenette
- » Male and female washrooms
- » Private offices
- » Forced air heating (warehouse)



RACKS NOT INCLUDED

Site Size 26,359 SF (0.61 Acres)

Building Area Main Floor 7,419 SF

Second Floor 907 SF

Gross Floor Area 8,326 SF

Zoning M-2 (General Industrial)

Property Taxes \$42,532.74 (2023)

Grade Loading Doors 2 – 10' x 12'

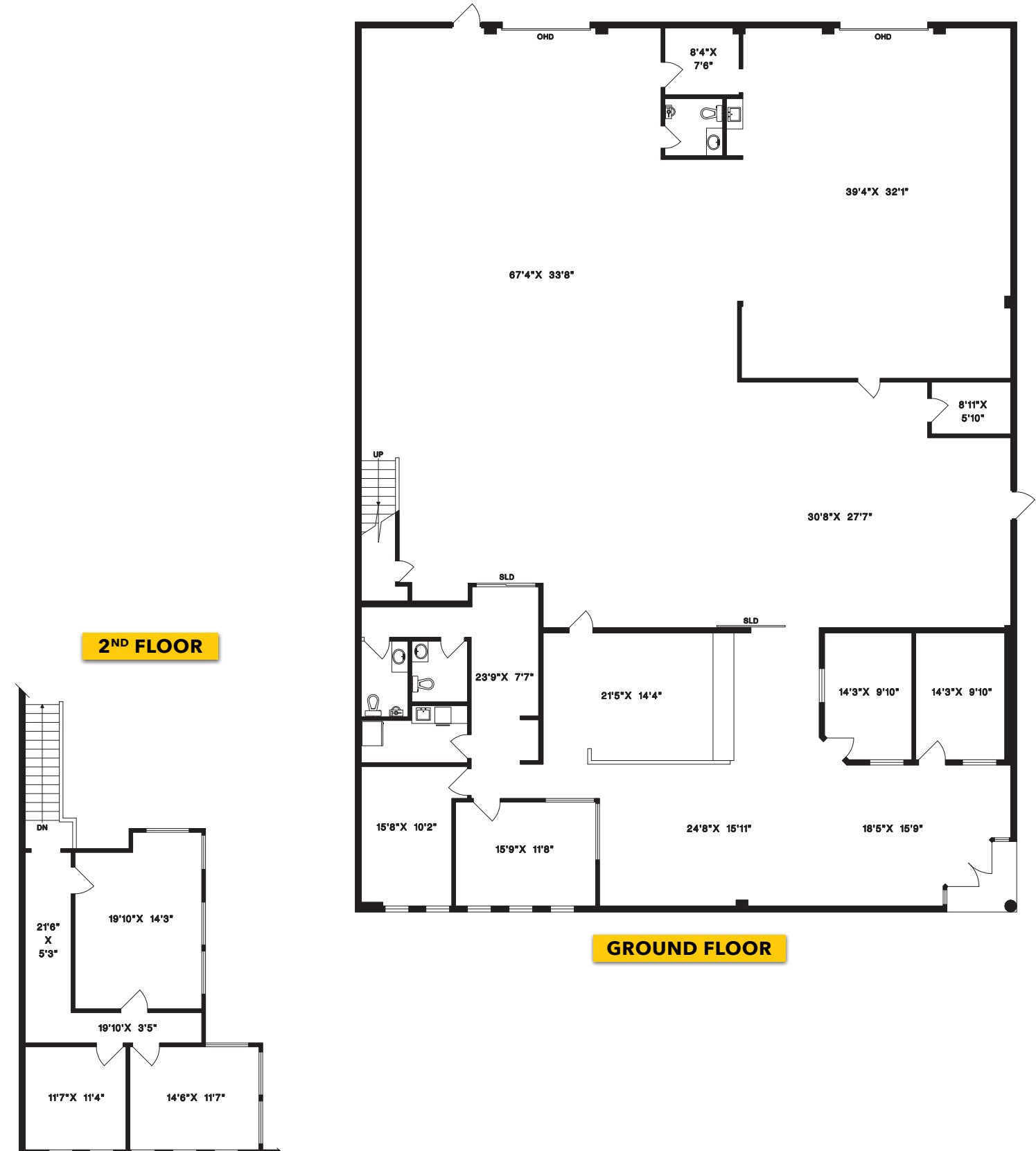
Ceiling Height 17 feet (Warehouse)

Location Overview

This prime industrial property is located in Aldergrove, BC, offering exceptional access to major transportation routes, including Highway 1 and the US border. Situated along Fraser Highway with over 143 feet of frontage, 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.



Site Plan



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