

26138 & 26154 31B AVENUE
ALDERGROVE • LANGLEY, BC

FOR LEASE
LOW SITE COVERAGE
INDUSTRIAL BUILDING



6,002 SF Warehouse/Office Space on 0.99 Acres
Grade Loading
Situated in the Heart of Aldergrove

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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Location

Situated in Aldergrove this property benefits from being in close proximity to several major transportation routes including Fraser Highway and Highway 13 (264 Street) which connects to Highway #1 and the US border crossing. There is an abundance of amenities nearby the property including Aldergrove Village, Aldergrove Centre, and Aldergrove Corners shopping malls, along with numerous restaurants including A&W, Wendy's, Subway, and Mcdonald's to name a few.

Features

- » 19' ceilings (warehouse)
- » Full HVAC office building
- » Alarmed
- » Private offices
- » Boardroom
- » Multiple Washrooms
- » Forced air heating (warehouse)
- » Two (2) grade loading doors (11' X 14')
- » 200 feet of frontage to 31B Avenue
- » Paved lot
- » Gated and fenced

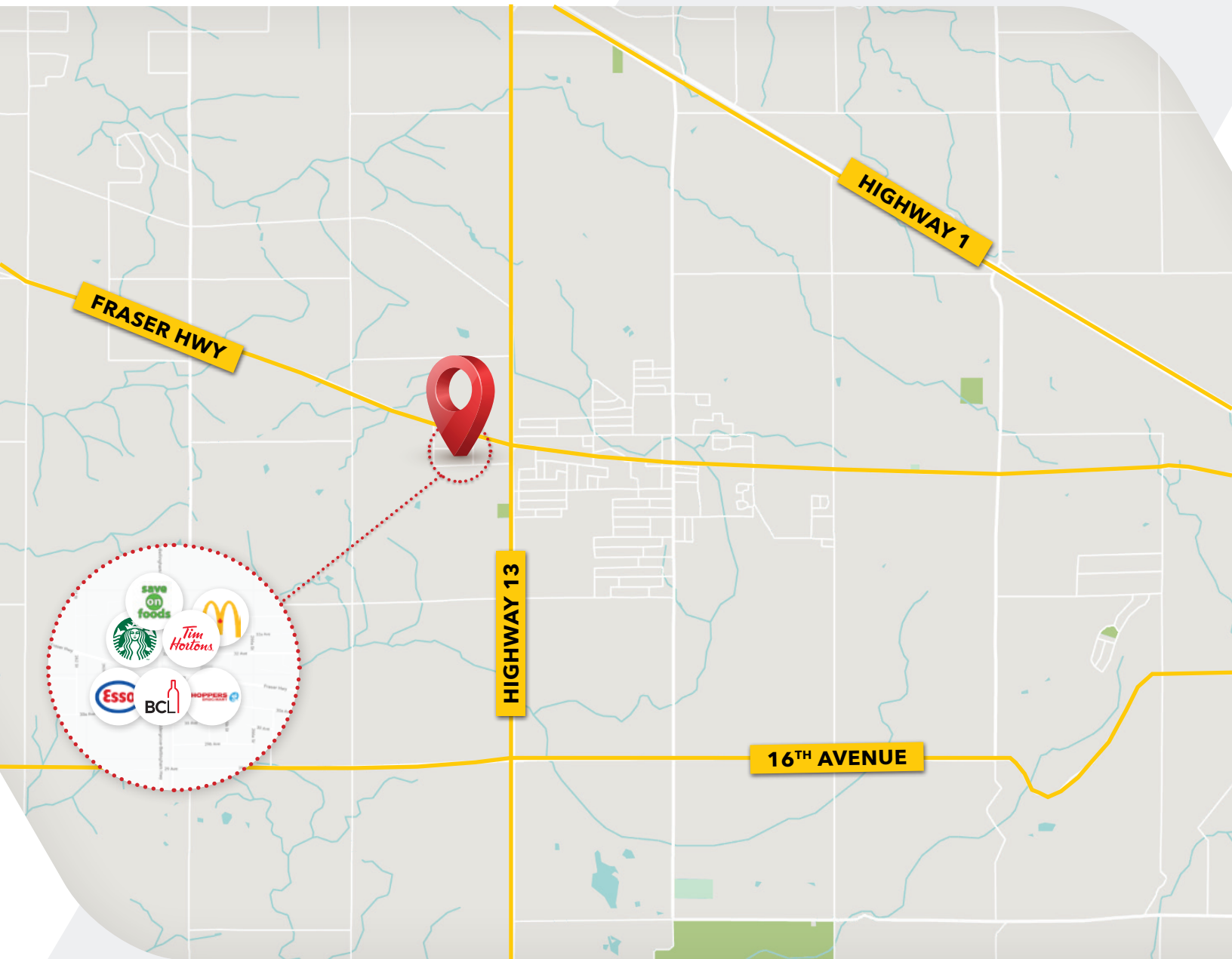
Total Site Size	43,558 SF (~0.99 acres)		
Excess Yard Size	31,102 SF		
Available Building Area	Warehouse	1,502 SF	
	Ground Floor Office	2,500 SF	
	Second Floor Office	2,000 SF	
	Total	6,002 SF	
Zoning	M-2 (General Industrial Zone). A full copy of bylaws are available upon request.		
Monthly Basic Rent	Contact broker		
Monthly Additional Rent (2025 Estimate)*	\$6,814.68 + management fee		
	*All leases will be triple net with tenant responsible for all utility costs and business related costs. Lease rates are quoted net of GST		
Availability	Contact broker		



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