

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

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

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

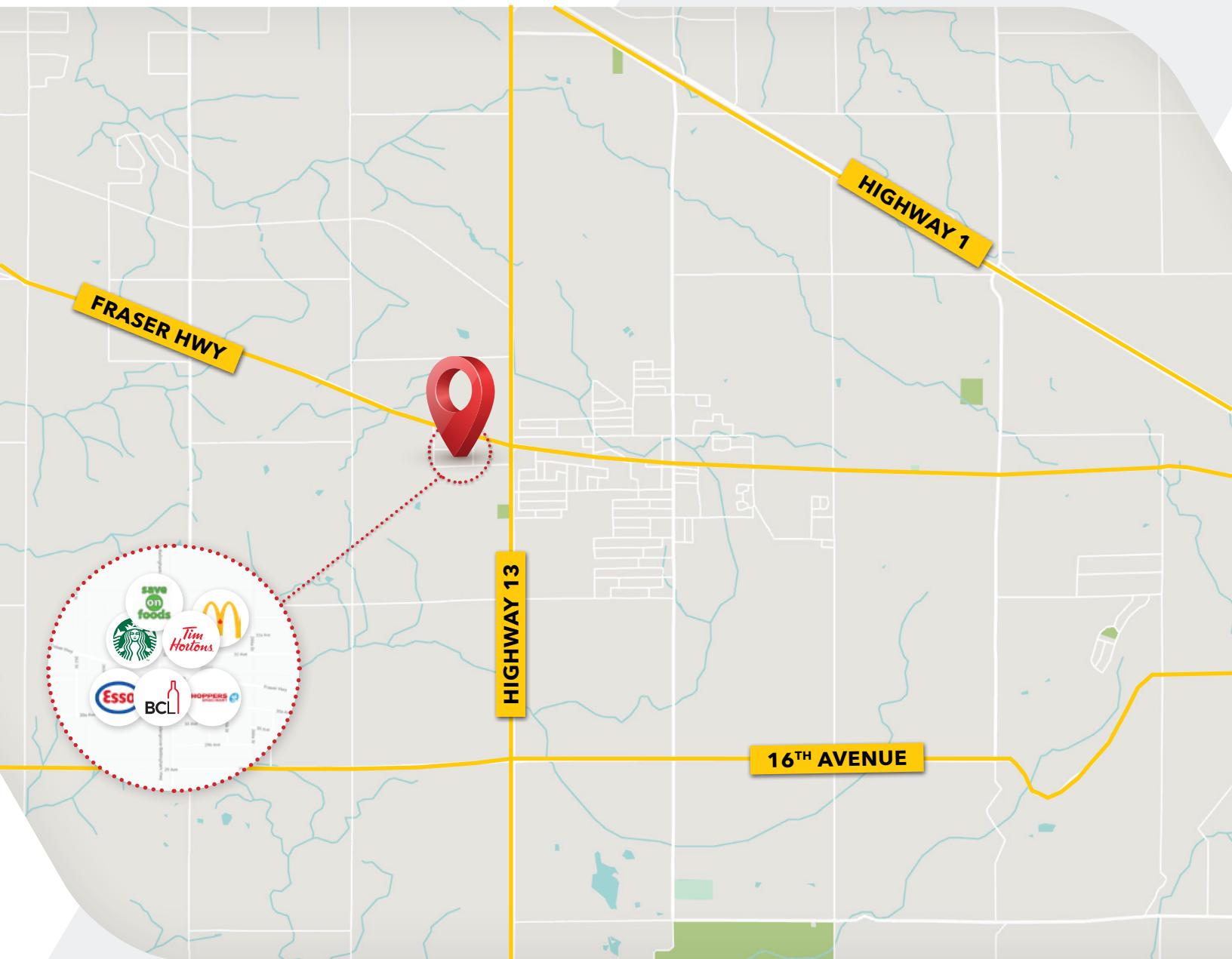
Availability Contact broker



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