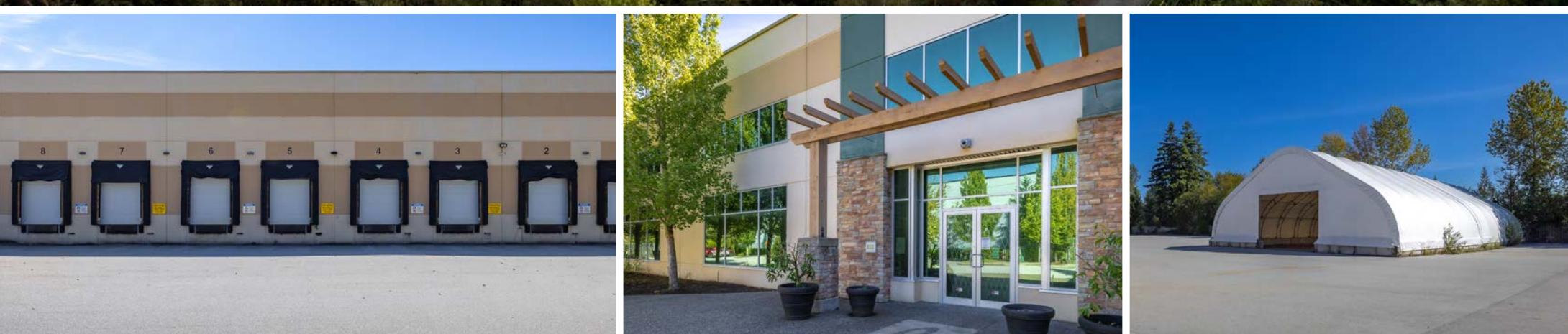


OUTSTANDING OPPORTUNITY



Avison Young is pleased to offer an outstanding opportunity to acquire or lease a strategically located industrial facility in Langley's Gloucester Industrial Estates. This versatile property features 157,850 sf of existing space, with the potential to expand by 53,400 sf, bringing the total to 211,250 sf. Alternatively, there is an option designed for the addition of 10 additional dock doors and utilization of excess yard area.

This property offers a functional, paved yard area suitable for outdoor storage. The well-maintained, modern building features upgraded office space complete with washrooms, a kitchenette, and an employee amenity area. A quonset hut is on site, adding to the property's versatility. Conveniently located off Highway 1 and Highway 13, it offers easy access to both the US border and Metro Vancouver.

EXISTING BUILDING AREA

	Warehouse	143,229 sf
	Ground floor office	6,947 sf
	Second floor office	4,051 sf
	Mezzanine	3,623 sf
	Total	157,850 sf

EXPANSION POTENTIAL

 53,400 sf up to a total of 211,250 sf expansion

SITE SIZE

 8.92 acres (including 2.5 acres of excess yard)

ZONING

 M-2A (General Industrial Zone)

POSSESSION

 Immediate

LEASE RATE AND ASKING PRICE

 Lease Rate: please contact the listing team*

Asking Price: \$63,000,000

* Short-term lease options available

EXISTING BUILDING

Key features



Concrete tilt-up construction



26' clear ceiling height



Eight (8) dock loading doors



Two (2) grade loading doors



800 amps, 3-phase electrical service



ESFR sprinklers



500 lbs psf floor load capacity

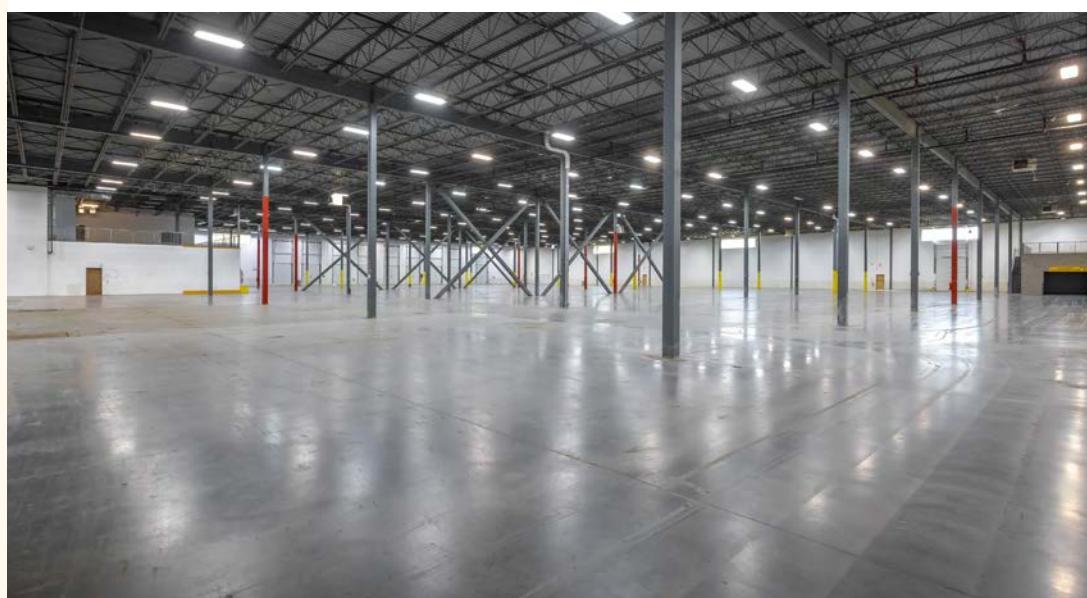
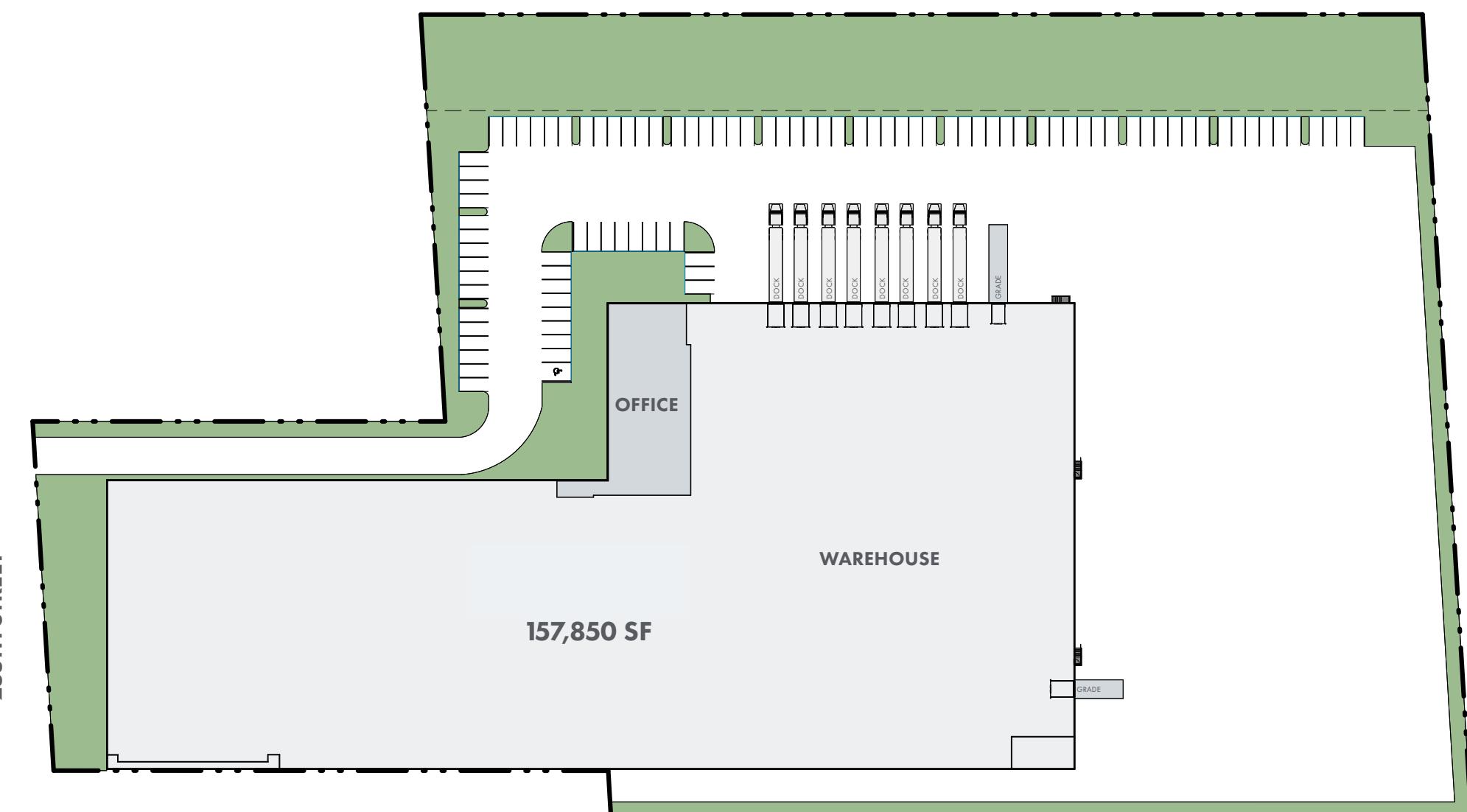


Improved office space, including a reception area, private offices, open office area, kitchenette and washrooms



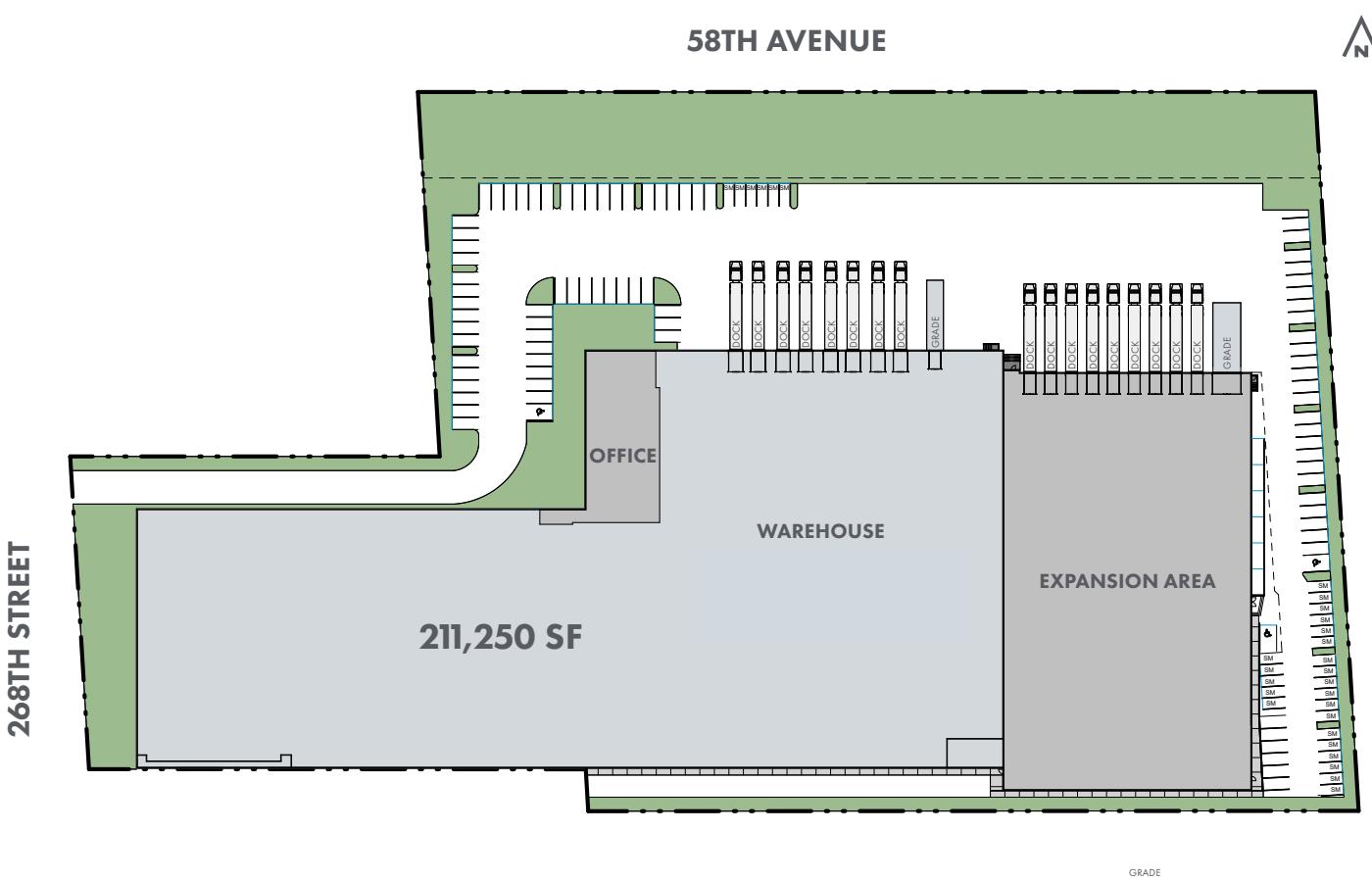
Up to 2.5 acres of paved yard area for yard storage, including a 7,900 sf quonset hut

58TH AVENUE



DESIGNED FOR FLEXIBILITY

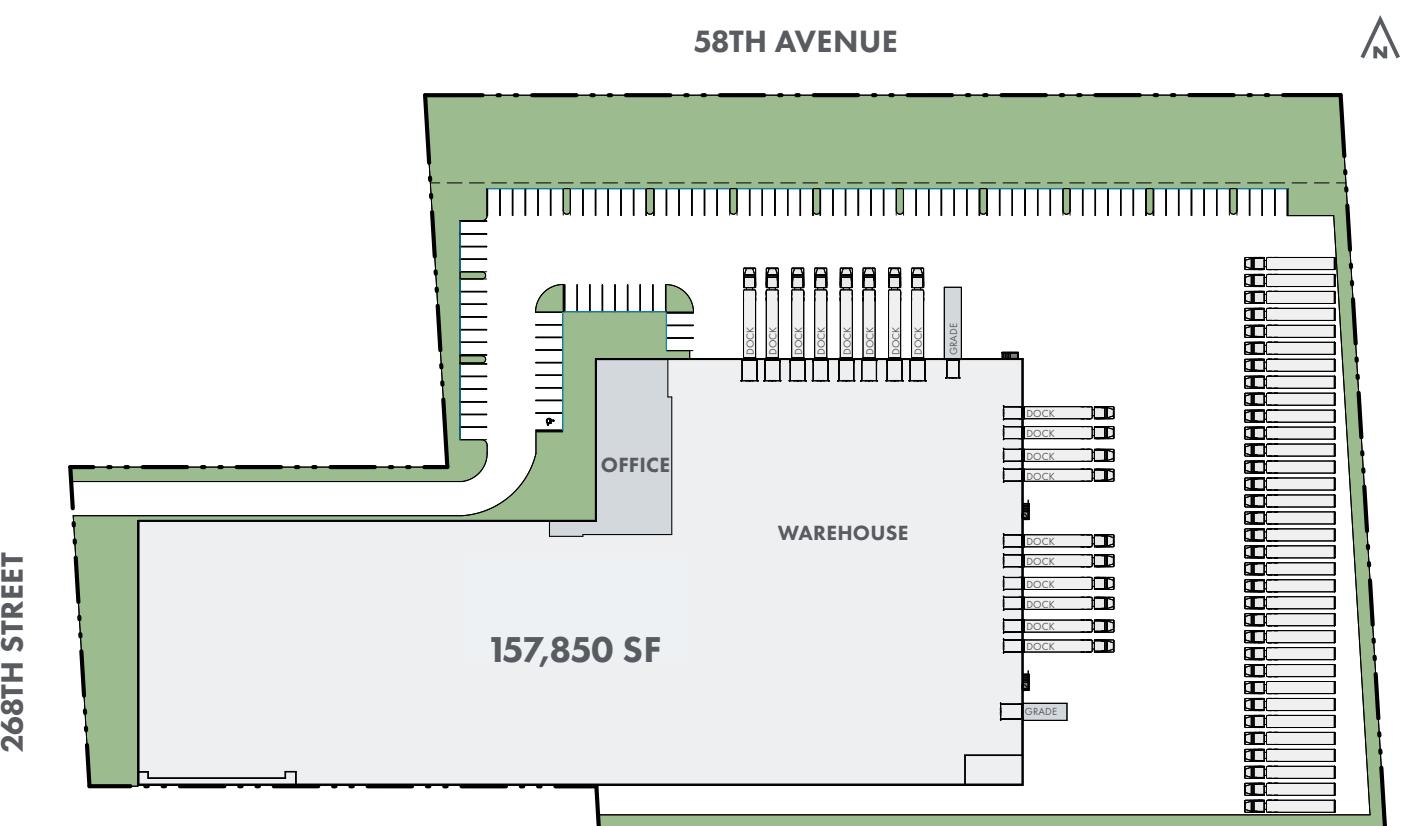
OPTION 1 - EXPANSION



Existing building	157,850 sf
Expansion space	53,400 sf
Total building area	211,250 sf

- 32' clear ceiling height in expansion space
- Seventeen (17) dock loading doors
- Two (2) grade loading doors

OPTION 2 - ADDITIONAL DOCK AND TRAILER PARKING



- Eighteen (18) dock loading doors
- Two (2) grade loading doors
- Thirty-three (33) trailer parking stalls

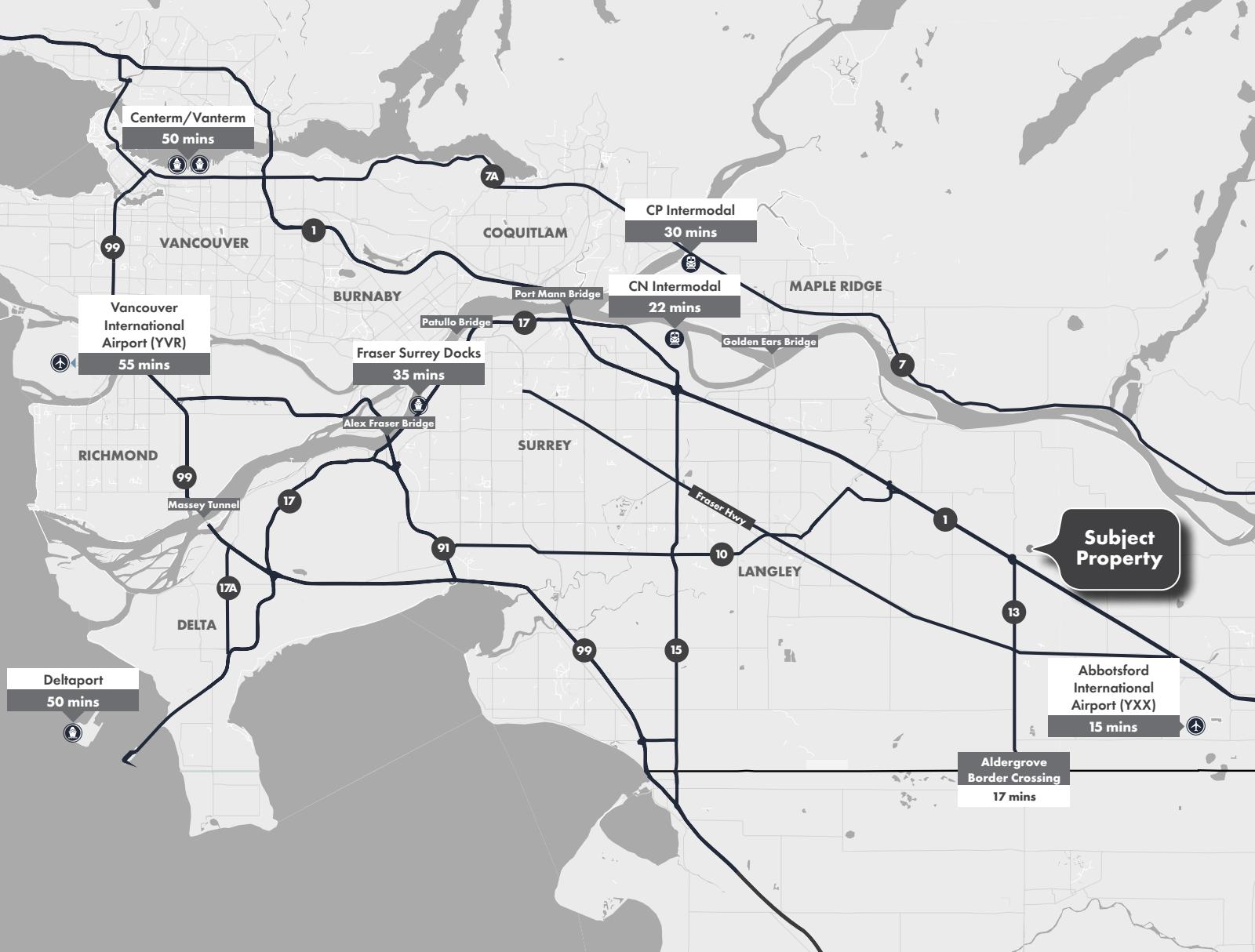
STRATEGIC LOCATION

The property is strategically located within Gloucester Industrial Estates, just northeast of the 264th Street and 56th Avenue interchange in the Township of Langley.

This central location offers businesses excellent connectivity to major transportation routes, including Highway 1, Highway 13, Highway 10, and the Fraser Highway, all of which provide easy access to Metro Vancouver. Additionally, the Canada/US border is just a 15-minute drive south via Highway 13, ensuring quick access to and from the United States.







Drive Times

Highway 1	1 min
Highway 13	4 mins
Fraser Highway	8 mins
Highway 11	18 mins
Highway 15	24 mins
Highway 99	30 mins

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