

UNIT B145

# 5525 272 Street

Langley, BC

8,973 SF Corner Unit With Two Dock and One Grade Loading Door



## Contact

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## 5525 272 Street

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### The Opportunity

CBRE Limited is proud to bring forward a unique opportunity to acquire 8,973 square feet of industrial space combining warehouse functionality with modern office improvements. Situated within the Parkland Business Centre at the intersection of 56th Avenue and 272nd Street, this Beedie-constructed unit has been maintained to an exceptional standard and features a bright, contemporary office area paired with an efficient, open-concept warehouse layout.

Positioned within the Gloucester Industrial Estates, a thoughtfully planned industrial district in northeast Langley, the property offers a strategic location just north of the Trans-Canada Highway near the 264th Street Interchange. This placement provides seamless connectivity to the Lower Mainland, major transportation routes, and the Canada–U.S. border, making it ideal for businesses requiring regional and cross-border access.



Asking Price  
Contact Listing Agents

### Highlights

- + 26' clear ceiling heights
- + 2 dock loading doors
- + 1 grade loading door
- + Beedie-built in 2015
- + 3-phase, 600 Volt, 200 Amp electrical
- + 5 private offices
- + Boardroom
- + Lunchroom
- + Reception Area

### Property Details

#### Available Area

Warehouse	5,994 SF
Ground Floor Office	1,512 SF
Upper Floor Office	1,467 SF
Total	8,973 SF

All measurements are approximate.

#### Strata Fees

\$1,182.04

#### Zoning

M-2A (Industrial Zoning)

#### Parking

12 designated parking spots

#### Vacant Possession

Flexible



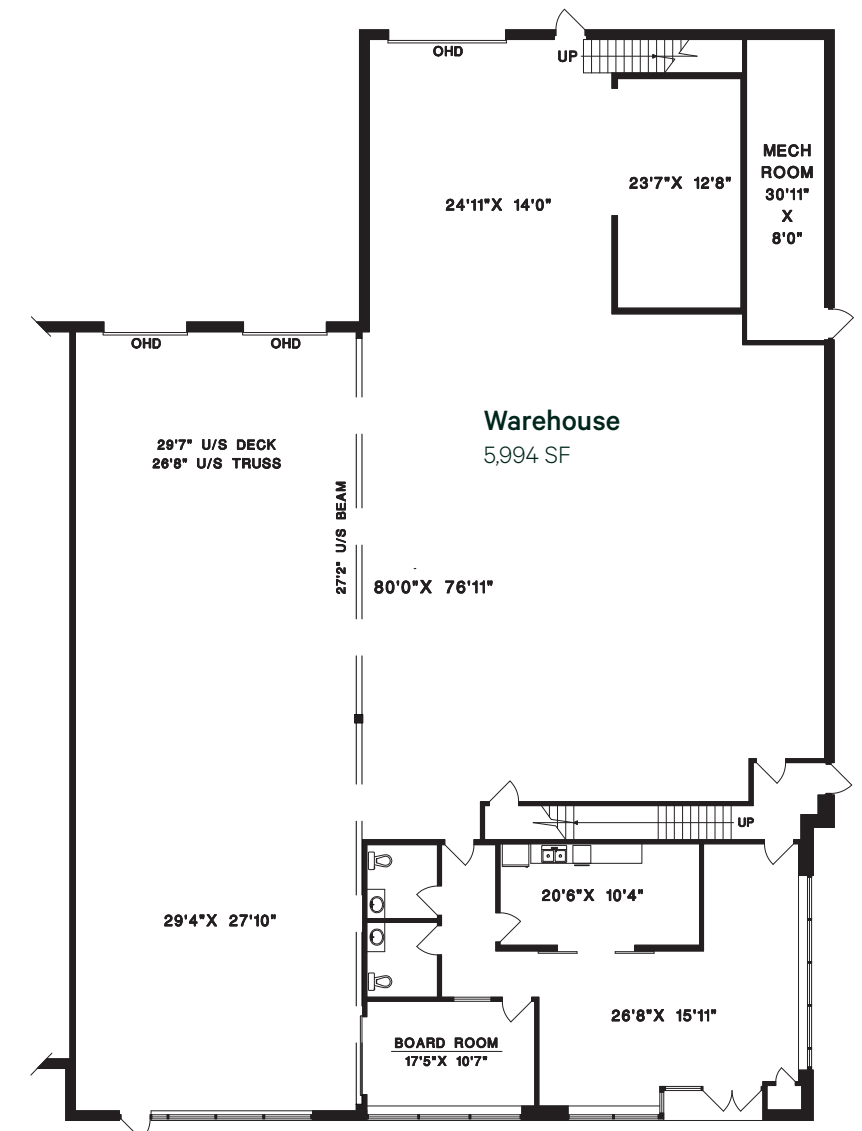
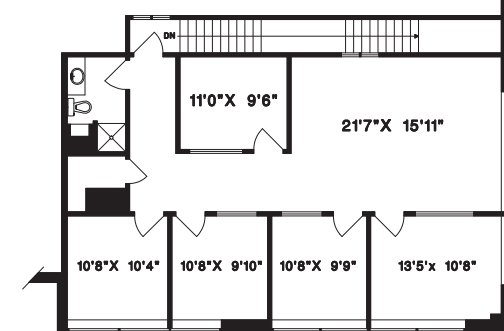
### Floor Plan

NOT TO SCALE



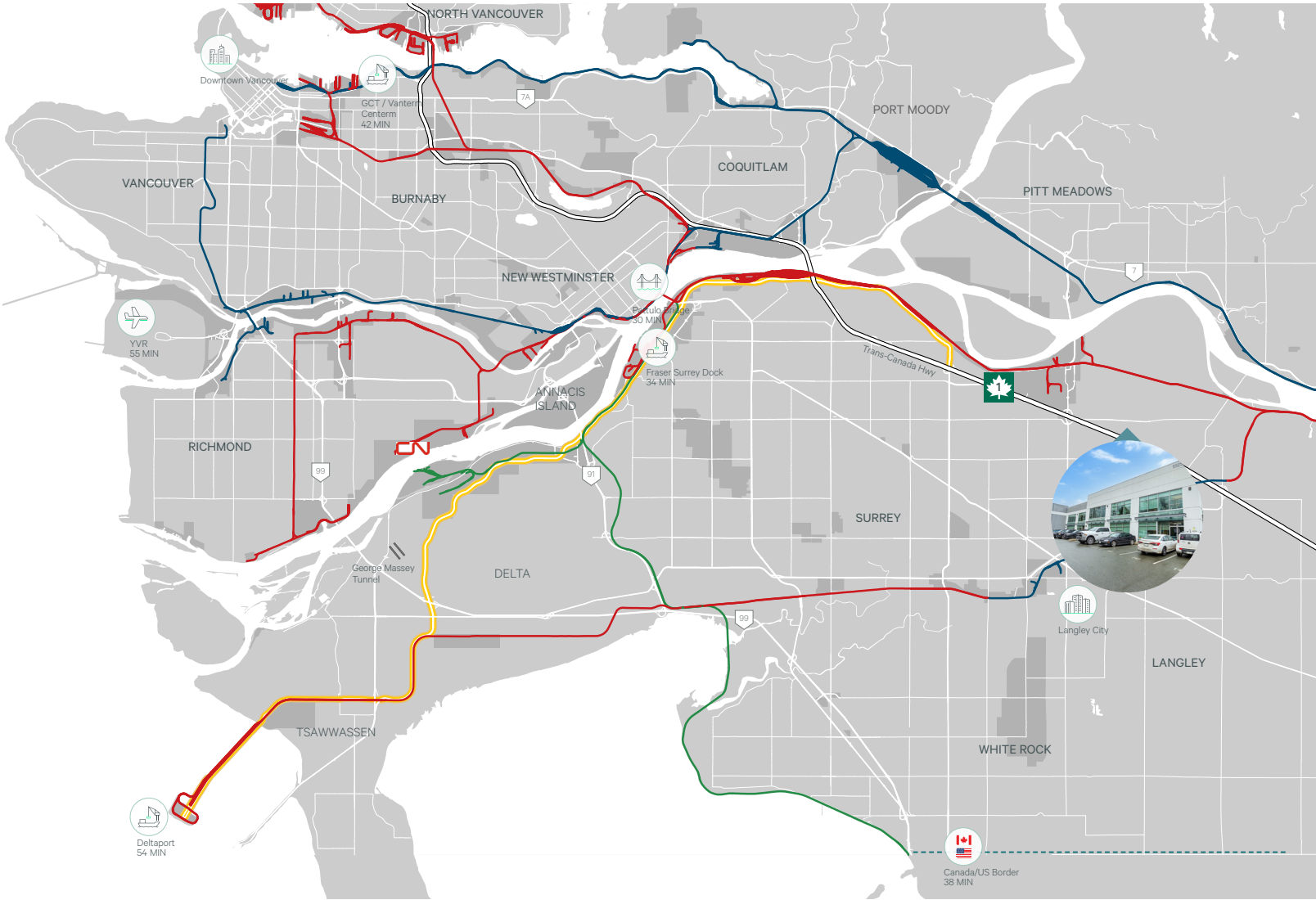
#### Upper Floor Office

1,512 SF



## The Location

B145 – 5525 272 Street is situated within Parkland Business Centre, positioned at the southwest corner of 56th Avenue and 272nd Street in the highly sought-after Gloucester Industrial Estates. This master-planned industrial node in northeast Langley offers excellent regional connectivity, located just north of the Trans-Canada Highway with immediate access via the 264th Street Interchange. The business park is bounded by 264th Street to the west and 275th Street to the east, providing streamlined routes throughout the Lower Mainland and convenient proximity to the Canada–U.S. border.



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