

**AVISON  
YOUNG**

# For Sublease

**27515 56 Avenue**  
Langley, BC



Unique 35,810 sf sublease opportunity in Gloucester Industrial Estates. Distribution style warehouse with dock and grade loading.

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# Property details

**AVAILABLE AREA**  
Unit 105

**SIZE**  
35,810 sf

**ASKING RATE**  
\$20.00 psf per annum

**OPERATING COSTS & TAXES (2024 ESTIMATE)**  
\$7.00 psf per annum

**AVAILABILITY**  
45 days' notice

**SUBLEASE EXPIRY**  
March 30, 2027









**ZONING**  
M2-A Allowing for a wide range of industrial uses

**PARKING**  
Plenty of surface parking

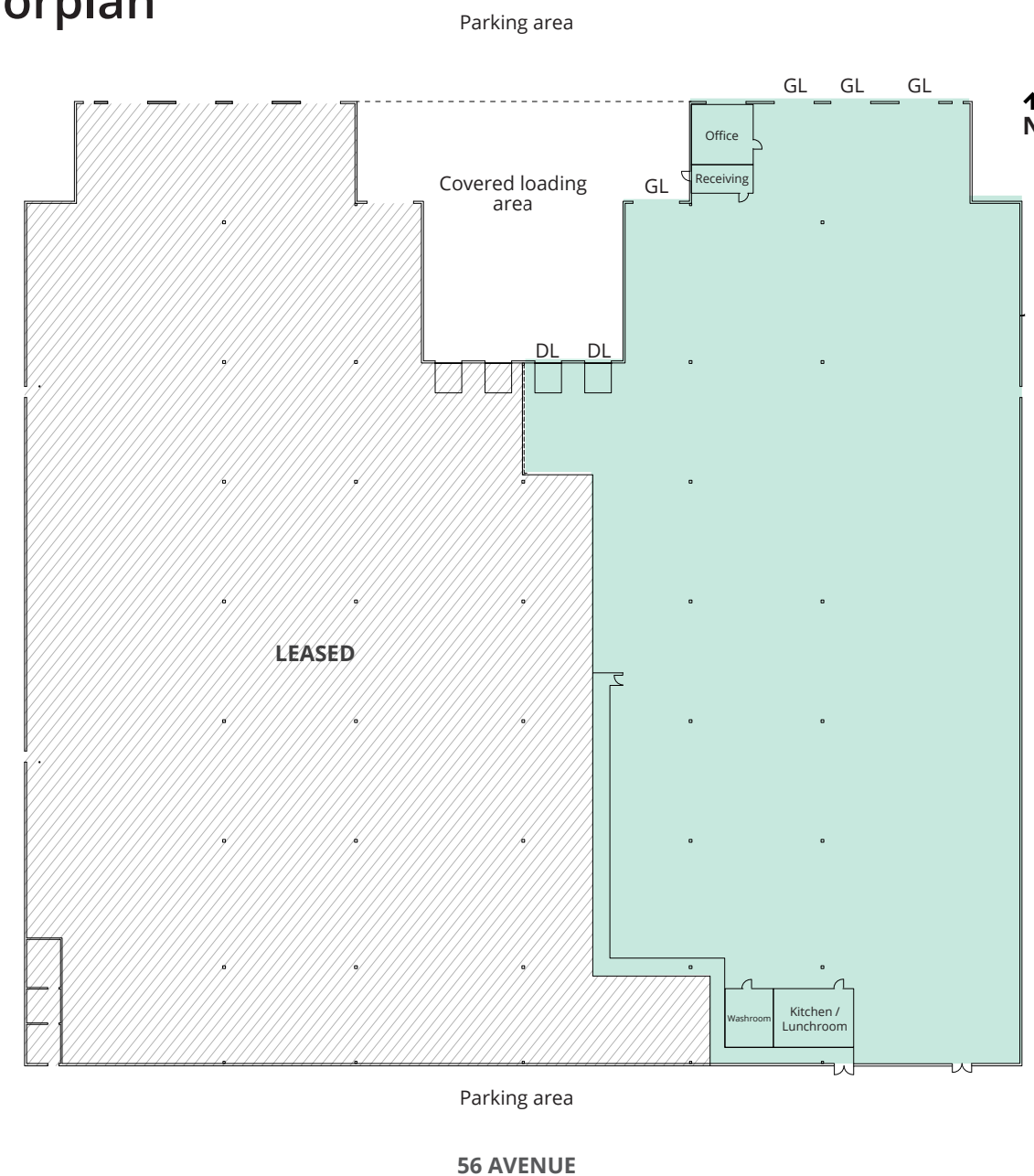
## Opportunity

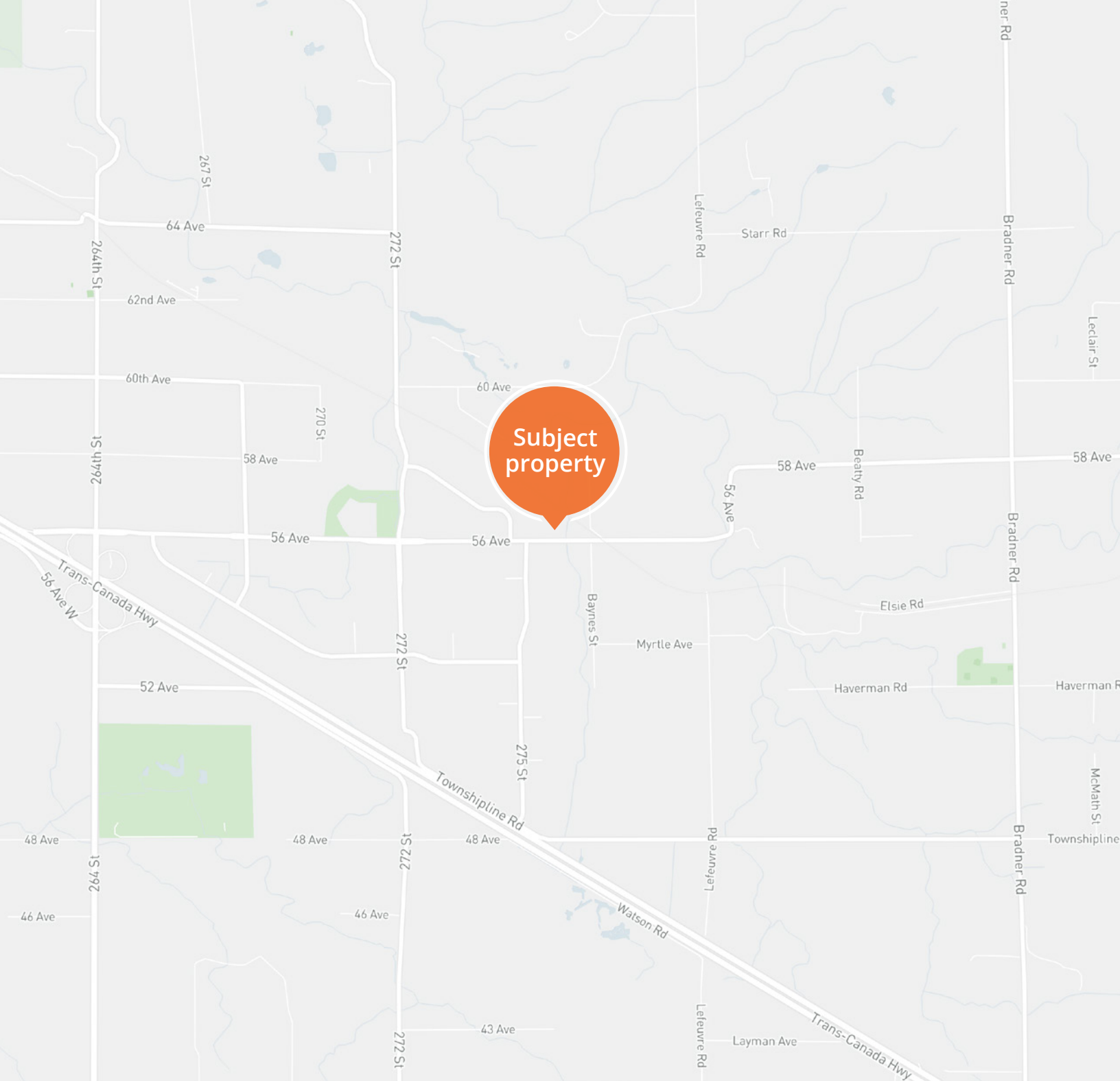
Situated north of Gloucester Way on 56<sup>th</sup> Avenue, the subject property is strategically located in northeast Langley on the north side of the Trans-Canada Highway near the 264<sup>th</sup> Street interchange. This convenient transport connection offers direct access to all areas within the Lower Mainland, the Abbotsford International Airport and the US border.

## Unit features

-  High-ceiling warehouse for distribution
-  Improved with shipping/receiving office, kitchen/lunchroom and private washroom
-  32' clear height ceiling
-  Two (2) covered dock loading bays
-  One (1) covered grade loading bay
-  Three (3) additional grade loading bays
-  LED lighting throughout
-  Ample power supply

## Floorplan





## Contact for more information

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