



FOR LEASE

10,307 SF Brand New Strata Unit with Grade Loading

Unit 100 - 27426 60th Avenue, Langley

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Accelerating success.

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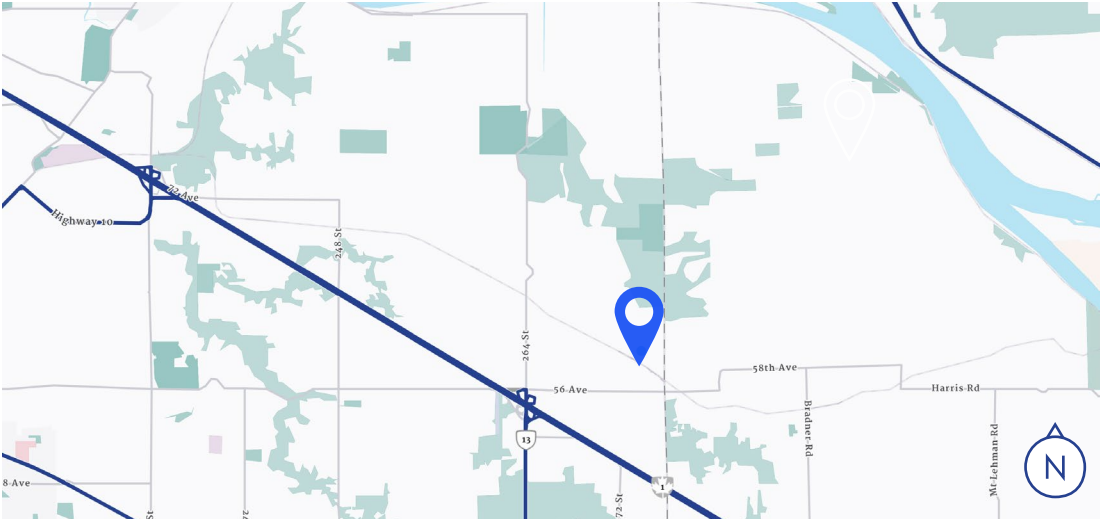
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Property Overview

60th Avenue Business Centre, built by Beedie, is the newest and only strata warehouse development in the Langley market. The unit available is an excellent opportunity for small to medium business owners to lease a first-class unit with loading and mezzanine.

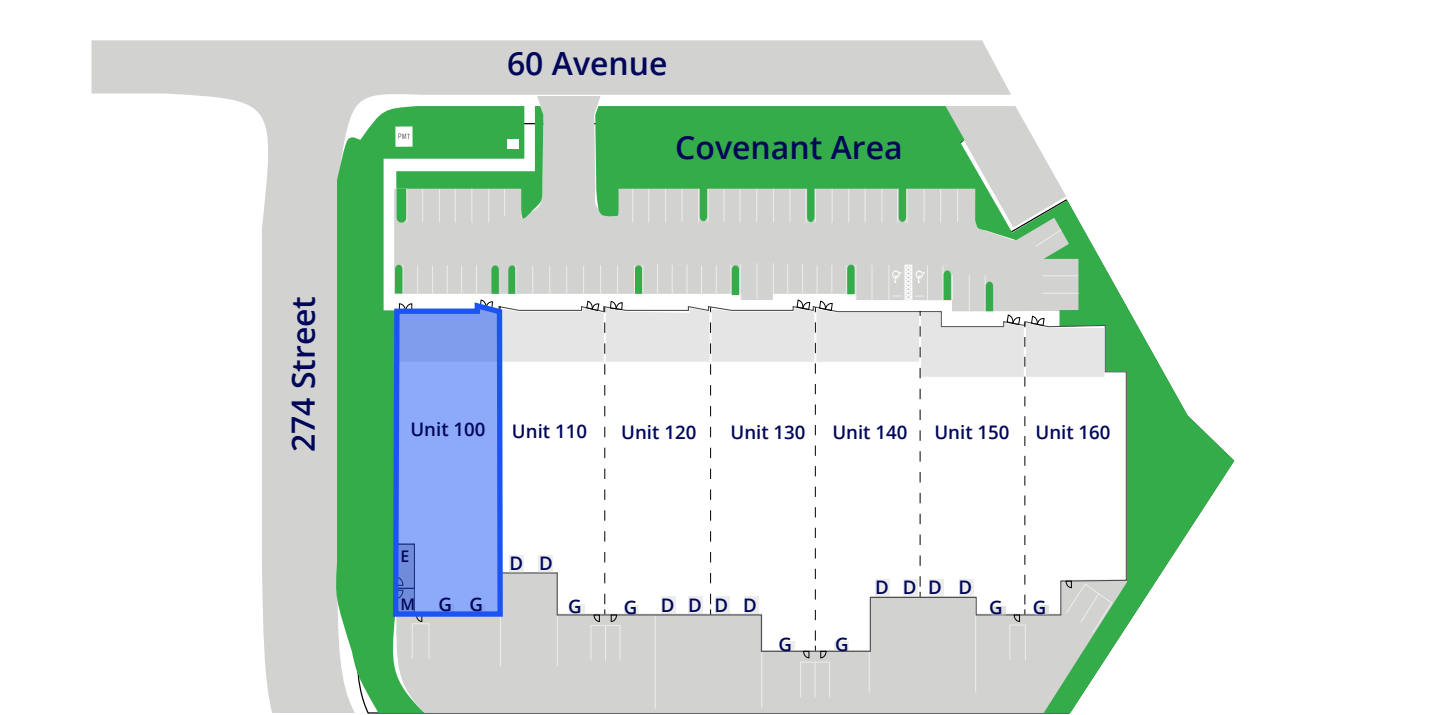
The property is located in Gloucester Industrial Estates and offers quick accessibility to all areas of Greater Vancouver via Highway 1 at the 264th Street interchange. Both Abbotsford International Airport and the US border are within a 15 minute drive.

Development Site Size*	3.7 acres	
Building Size*	Main Floor	8,742 SF
	Second Floor	1,565 SF
	Total	10,307 SF
Zoning	M2-A: Accommodates a wide range of light industrial, of-fice & commercial uses	
Available	January 1, 2026	
Lease Rate	Please Contact Listing Agents	
Additional Rent (est. 2025)	\$7.06 PSF	



Property Features

- Two (2) grade loading doors
- Concrete tilt-up insulated panel construction
- 24' clear warehouse ceiling height, and 12' clear underneath mezzanine office
- 3 phase, 200 amp power per bay
- High efficiency LED lighting
- ESFR sprinkler system within warehouse
- Two (2) skylights
- 500 lbs/SF warehouse floor load capacity
- TELUS fibre optic cable
- Mezzanine is complete with guard rail & 100 lbs/SF floor load capacity
- Ceiling fans are located near loading doors for recirculation





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