



FOR SALE

STRATA WAREHOUSE

5525

272

S T R E E T

# DETAILS

<b>CIVIC ADDRESS</b>	#B140 5525 272 Street Langley, BC, V4W 1P1
<b>NEIGHBOURHOOD</b>	Gloucester
<b>ZONING</b>	M-2A General Industrial
<b>YEAR BUILT</b>	2015
<b>PID</b>	029-745-675
<b>UNIT SIZE</b>	6,945 sqft.
<b>CEILING HEIGHT</b>	26 ft.
<b>LOADING TYPES</b>	1 Dock Loading 2 Grade Loading
<b>OCP</b>	Industrial
<b>PROPERTY TAX (2023)</b>	\$26,277.95
<b>ASSESSMENT (2024)</b>	\$3,395,000
<b>PRICE</b>	Contact Agent

#B140-5525 272 STREET | FOR SALE

IPG



# NEARBY AMENITIES

- 1 Colleen's Cafe
- 2 McDonald's
- 3 Subway
- 4 Industrial Park Sandwich Works
- 5 Oasis Kitchen
- 6 Co-Op Gas Bar

# OPPORTUNITY

Iconic Properties Group is pleased to present the exclusive opportunity to Unit B140 5525 272 Street in Langley. This 6,945 sqft property includes 1,500 sqft of mezzanine space and is situated in an M2-A zoning district.

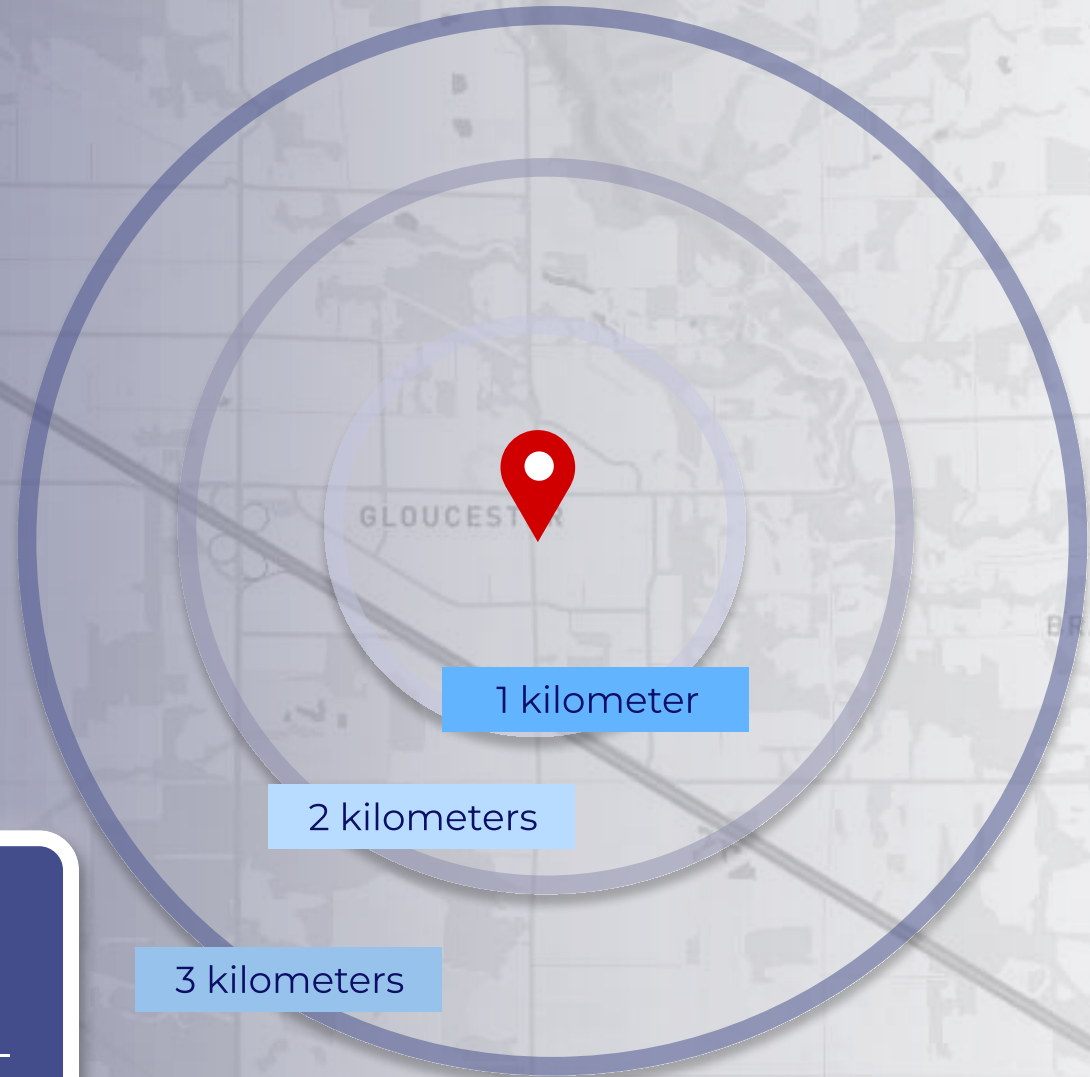
This zoning accommodates a variety of industrial and commercial activities. Boasting an impressive height with 26-foot ceilings, the warehouse provides ample vertical space for diverse operational needs. The practical layout includes one truck-level door and two convenient drive-in doors, ensuring efficient logistics and accessibility.

**SUBJECT PROPERTY**

# DEMOGRAPHICS

Known as the “Birthplace of BC,” the Township of Langley is a unique blend of a rich heritage of the past combined with a future-forward vision for innovation and progress. It has around 145,000 residents and is one of the fastest-growing municipalities in Metro Vancouver.

Gloucester is a booming industrial neighbourhood in the Township of Langley. Its proximity to 56 Avenue and the Aldergrove-Bellingham Highway make the property’s location incredibly ideal for logistics, with the US border that is less than a 20-minute drive from the site. The property’s assigned designation accommodates various industrial activities, such as warehousing, wholesaling, distribution, light manufacturing, office and business functions, the processing and manufacturing of goods, and more.



	1 km	2 km	3 km
<b>Population (2024)</b>	143	2,285	13,631
<b>Population (2025)</b>	147	2,428	15,008
<b>Projected Annual Growth (2024-2025)</b>	2.79%	6.26%	10.10%
<b>Median Age</b>	40.7	41.1	39.2
<b>Average Household Income (2024)</b>	\$160,163.59	\$212,262.72	\$155,552.46
<b>Average Persons Per Household (2024)</b>	4	3	3



# EXTERIOR





**BOARDROOM**



**WAREHOUSE**



**WORK STATION**



**WAREHOUSE**

# INTERIOR



**OFFICE**

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**IPG**

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