



- ▶ **2.36 Acres Yard within Gloucester Industrial Estates**
- ▶ **Landlord Will Build-to-Suit Office and Small Shop**

Location

The subject property is located in Gloucester Industrial Estates which has an abundance of nearby amenities including McDonald's, Subway, Co-op Gas Bar, and Comfort Inn & Suites. Gloucester is home to over 5 million square feet of existing industrial inventory with convenient access to Highways 1, 13, 10, and Fraser Highway, all of which are routes that connect to Metro Vancouver.

Highlights

- ▶ Outside storage and truck parking permitted
- ▶ Fenced and gated with lighting
- ▶ Gravelled and levelled lot

Sebastian Espinosa CCIM, SIOR

Personal Real Estate Corporation
Senior Vice President | Industrial
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Steve Caldwell

Personal Real Estate Corporation
D 604.895.2224 C 604.809.3122
steve.caldwell@lee-associates.com

FOR LEASE | INDUSTRIAL 27447 56 AVENUE LANGLEY, BC

Zoning

M-3 (Heavy Industrial) – Allows for outside storage and transportation uses. Full copy of bylaw available upon request.

Features

- ▶ Approximately 260 feet of frontage to 56 Avenue and 280 feet of frontage to 58 Crescent
- ▶ Ingress/egress off 56 Avenue and 58 Crescent
- ▶ 3 phase power
- ▶ Access to water

Lot Size

2.36 acres net or 100,188 SF

Basic Land Rental Rate

\$3.25 PSF per year or \$27,842.10 per month + GST

Office/Shop Rental Rate

TBD

Additional Rent (2022 Estimate)*

\$0.50 PSF per year or \$4,283.40 per month + GST

**All leases will be triple net with tenant responsible for all utility costs and business related costs. Lease rates are quoted net of GST.*

Availability

Occupancy April 2023

Property will be gravelled and fenced with an office trailer



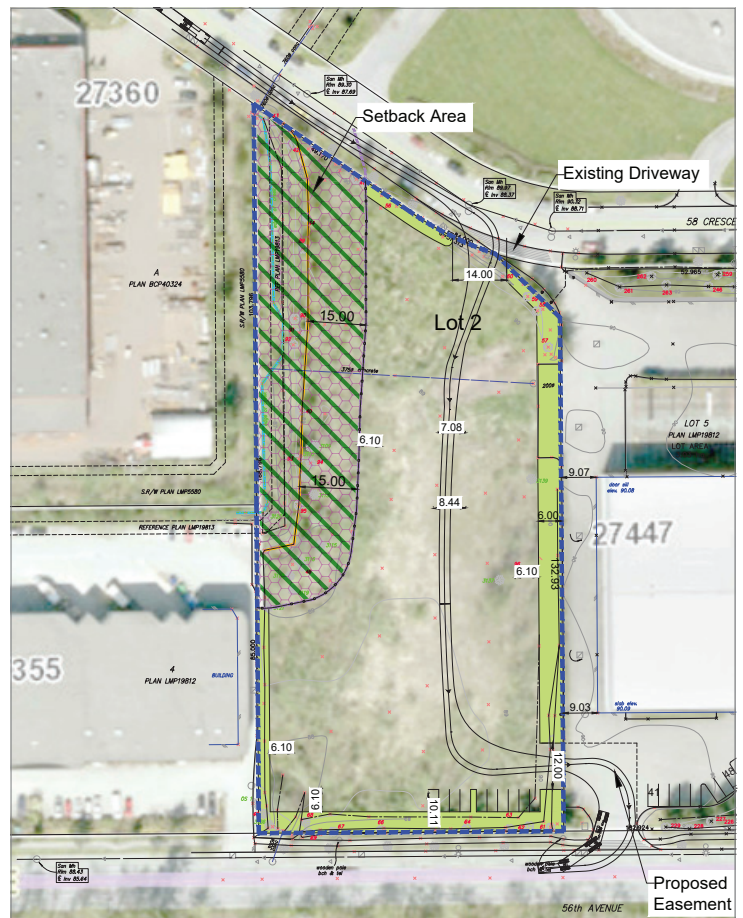
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Site Plan



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