

6.45 acres of industrial land available for sale or build-to-suit development.

26370 29TH AVENUE

TOWNSHIP OF LANGLEY, BC

Owned by

Beedie

Marketed by

Colliers

OPPORTUNITY

On behalf of Beedie, we are pleased to present 26370 29th Avenue for sale or build-to-suit development. Located in the community of Aldergrove, this 6.45 acre site is development-ready, with services at the lot line and land preparation complete. Flexible M2 zoning allows for a wide range of uses including manufacturing, warehousing, truck and equipment parking, and more.

LOT SIZE
6.45 acres

ZONING
Medium Impact (M-2)

SALE PRICE
$28,000,000

AVAILABILITY
Immediate

DEVELOPMENT COST CHARGES

Regional and municipal development fees have been fully paid for the subject property, resulting in significant cost savings for the purchaser.





LOCATION

Strategically located at the newly upgraded intersection of 29th Avenue and Highway 13 (264th Street), this Aldergrove address places businesses at the centre of the Fraser Valley's premier transportation hub. Immediate access to Highway 13 and rapid connections to Highway 1 enable efficient movement throughout the region, while proximity to Abbotsford International Airport and the Aldergrove Canada–USA border crossing enhances both air-cargo capability and cross-border logistics. The result is a highly connected, future-ready location that delivers superior accessibility, streamlined operations, and a strategic advantage for growing industrial businesses.

DRIVE TIMES

1 min to Highway 13

6 mins to Highway 1

8 mins to USA Border

14 mins to YXX Int'l Airport

50 mins to Tsawwassen Ferry Terminal

50 mins to Downtown Vancouver

55 mins to Deltaport

60 mins to YVR Int'l Airport

WHY THIS SITE STANDS OUT

Unlike most land opportunities with costly and opaque predevelopment requirements, this site is fully prepared for new construction. The following work has already been completed:

Rezoning

Site clearing

Preparation and grading

Offsite service upgrades and infrastructure improvements

Result: Faster timelines. Lower risk. Predictable development budgets.

All **Development Cost Charges (DCCs)** have been prepaid, including:

- Municipal DCCs
- Regional MetroVan DCCs
- TransLink DCCs

Using the *Sample Development Scenario One* provided on the following page of **134,815 SF** and assuming a 2027 building permit, the prepaid DCCs represent an estimated **$3.1M in development cost savings (+/- $485,000 per acre)*.**

*based on 2027 rates

This is immediate, built-in value for both investors and owner-users.

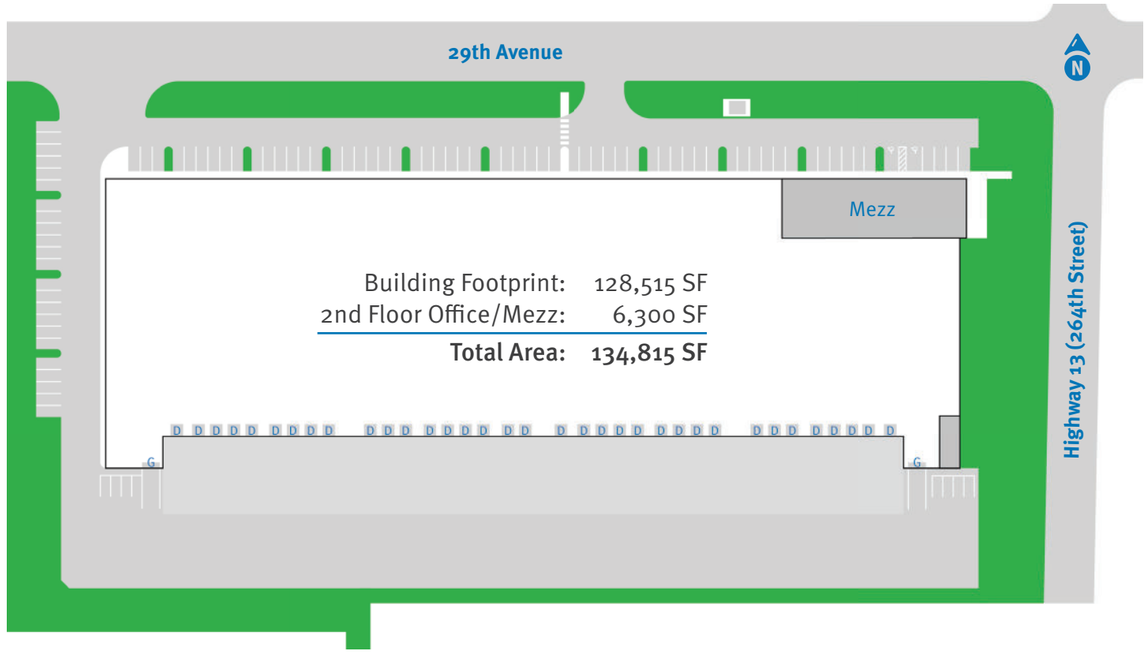
Within a 10 km radius, a strong local base of 72,072 residents and a 70,976 daytime population, supported by a 94.5% labour employment rate, provides dependable workforce strength for industrial users. Immediate access to Highway 13, rapid connections to Highway 1, and proximity to the USA border (8 minutes) and YXX International Airport (14 minutes) enable fast, efficient regional and cross-border movement.



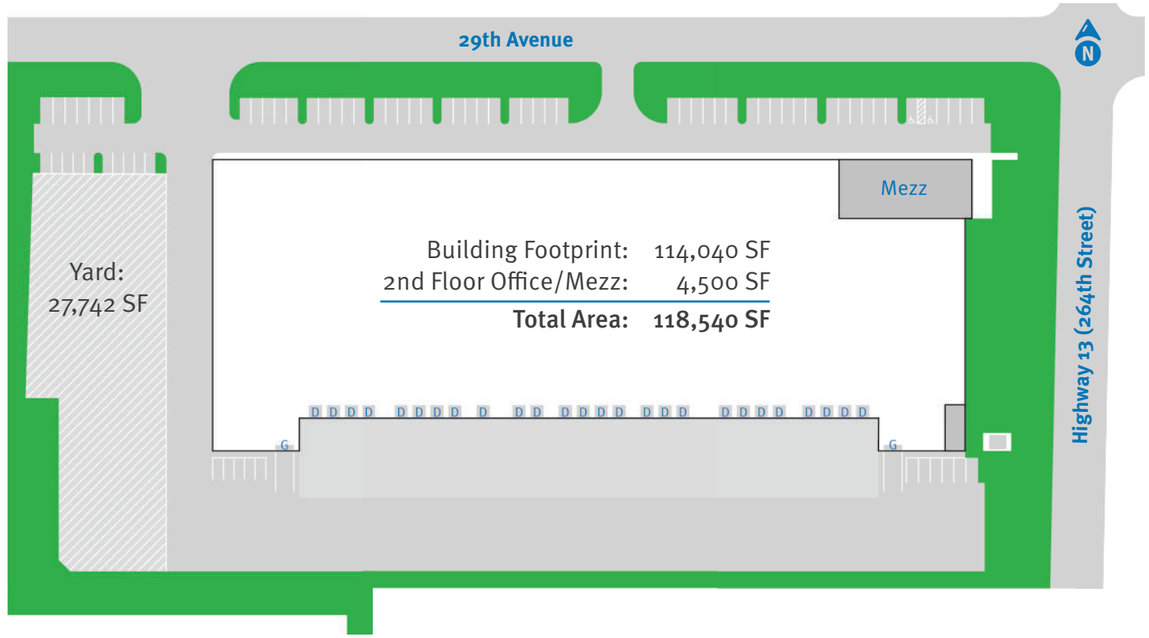
SAMPLE DEVELOPMENT SCENARIOS

The following conceptual site plans illustrate how a user could develop a new facility on the subject property. Both scenarios incorporate dual access points and ample parking, with Scenario Two reducing the building footprint to accommodate a secured yard area.

Sample Development Scenario One: 134,815 SF



Sample Development Scenario Two: 119,540 SF with yard/outdoor storage



FLEXIBLE M2 ZONING

M2 zoning supports a wide range of industrial and commercial uses, with accessory outside storage permitted. Ideal for organizations that require yard space, logistics operations, or heavy equipment.

Permitted Uses Include:

- Building supply / lumber yard
- Commercial vehicle parking
- Transportation & truck terminals
- Light manufacturing
- Vehicle repair, sales & service
- Warehousing, wholesale & storage
- Retail sales accessory to industrial uses

BEEDIE BY DESIGN

As industry leaders in build-to-suit development, Beedie has the expertise to customize any property to the exact requirements of its clients – from loading bays to lighting to column spacing and power requirements, everything is considered. Our vertically integrated structure addresses all aspects of development including land acquisition, design, construction, financing and property management. From 500,000 square foot distribution facilities to state-of-the-art food manufacturing facilities, there is no project too small, too large or too complex for our design and construction teams.







CONTACT

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