

REDUCED LEASE RATE



Units 200 & 400 - 26825 56 Avenue, Langley

Up to 34,169 SF of Newly Renovated Warehouse & Office with Dock & Grade Loading **For Lease**

Accelerating success.

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Developed by:

Beedie/

Marketed by:



Opportunity & Location

Developed and managed by Beedie, 26825 56th Avenue offers future tenants the opportunity to occupy two exceptionally clean, organized, and well-maintained warehouse and office units at the western edge of Gloucester Industrial Estates; with quick accessibility to all areas of Greater Vancouver and the Fraser Valley via Highway 1 at the 264th Street interchange. The units can be leased together or on their own.

Both Abbotsford International Airport and the US border are within a short 15-minute drive.

Available Areas

Unit	Warehouse	Office	Total
200	20,815 SF	2,392 SF	23,207 SF
400	10,869 SF	-	10,869 SF
Common Area			93 SF
TOTAL*			34,169 SF

Reduced Lease Rate

\$20.95-per-SF **\$18.00 per SF**

Additional Rent (2025 Estimate)

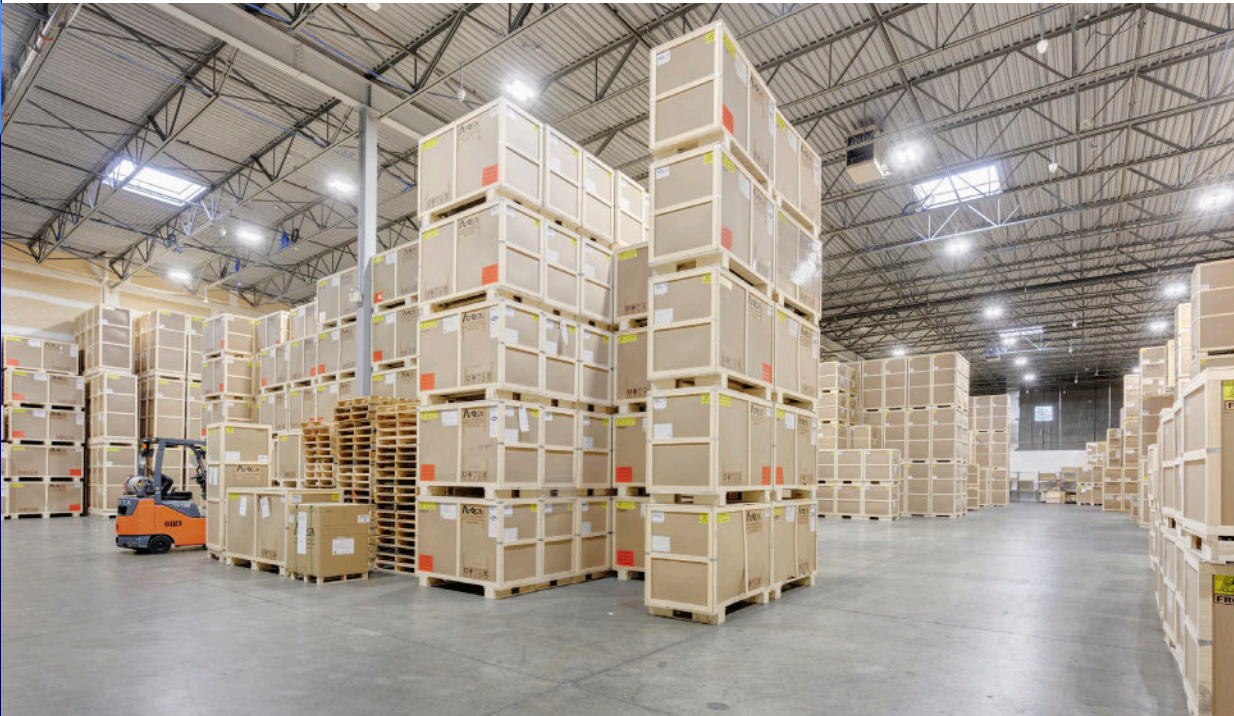
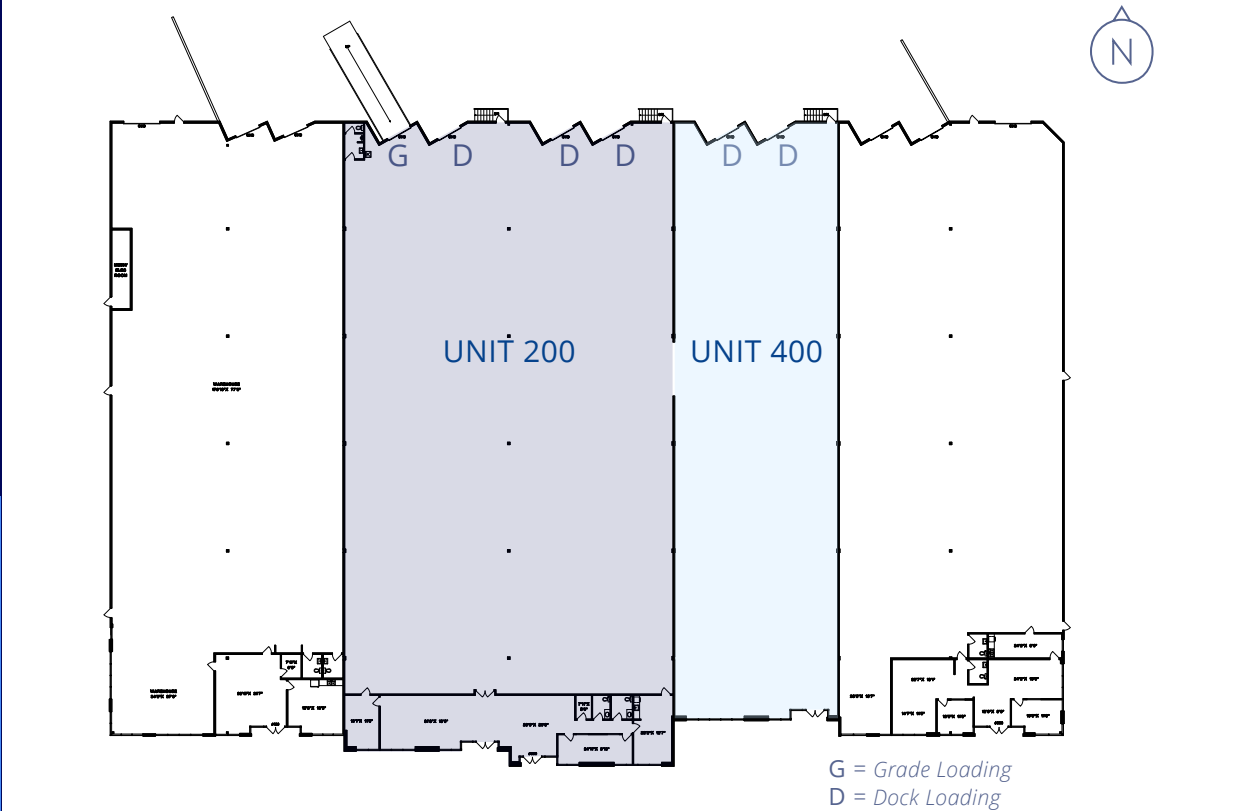
\$6.20 per SF + 5% management fee

Availability

Immediate

**Areas can be leased together or separate*

Site Plan



Unit Features

- Newly renovated office space with HVAC throughout
- Concrete tilt-up construction
- Extensive glazing
- 26' clear warehouse ceiling height
- ESFR sprinkler system in warehouse
- Thoughtful design & layout for efficient truck maneuvering
- Abundant supply of parking
- Kitchenette & bathroom
- High efficiency LED lighting
- Natural light with warehouse skylights throughout

Loading

Unit 200

- Three (3) dock loading doors
- One (1) grade loading door

Unit 400

- Two (2) dock loading doors

Zoning

M2-A: Accommodates a wide range of light industrial, office & light commercial uses.

Power

200 amp, 347/600 volt 3-phase power



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