

REDUCED LEASE RATE



Unit 400-26825 56 Avenue, Langley

34,169 SF 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, 400-26825 56th Avenue offers future tenants the opportunity to occupy an exceptionally clean, organized, and well-maintained warehouse and office space 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.

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

Available Area

Warehouse	31,684 SF
Office	2,392 SF
Common Area	93 SF
TOTAL	34,169 SF

Reduced Lease Rate

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

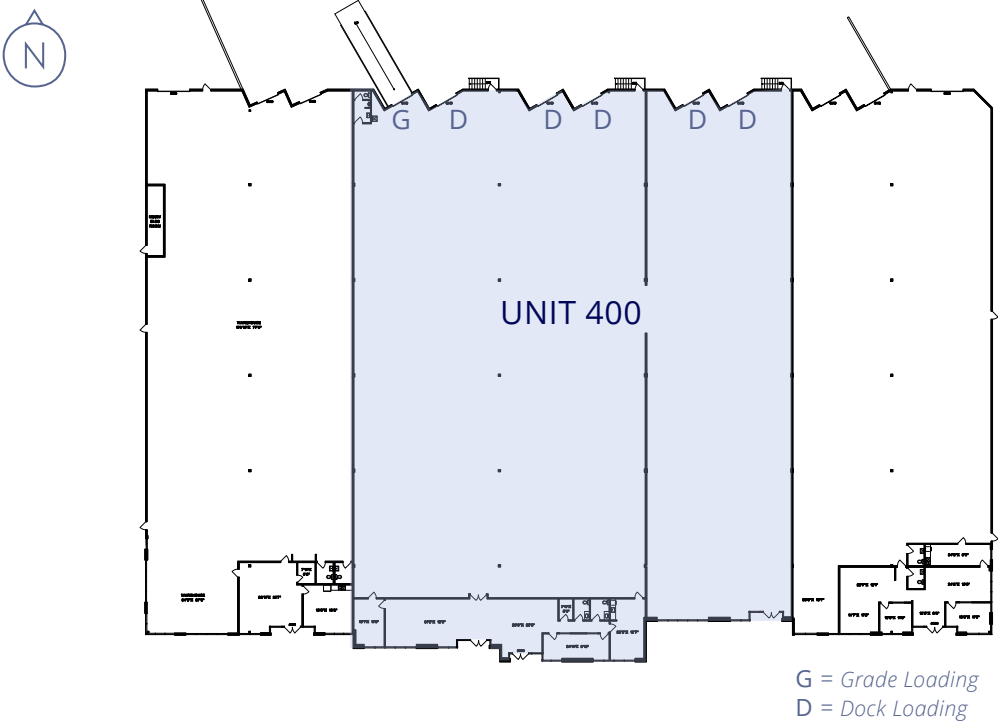
Additional Rent (2025 Estimate)

\$6.20 per SF + 5% management fee

Availability

Immediate

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

- Five (5) Dock Loading Doors
- One (1) Grade Loading Door

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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