

FOR LEASE

# Up to 261,942 SF Premium Industrial Facility in **Gloucester**

5827 274th Street, Langley

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# Opportunity Overview

An excellent quality and professionally managed building in the heart of Gloucester Industrial Estates. 5827 274th Street features offers large scale, industrial/distribution space minutes from Highway 1.



An extremely rare opportunity offering up to 261,942 SF in the Fraser Valley



Access to the Trans-Canada Highway via 272nd Street & 56th Avenue



Excellent quality facility with extensive dock loading



Available immediately



# Property Details

**Location Overview** Situated in the northeast quadrant of Gloucester Industrial Estates, this property offers excellent access to Highway 1 via 272nd Street and 56th Avenue. The master-planned industrial park features nearby amenities, transit access, and proximity to a large employment base.

**Zoning** M-2A, allowing for general industrial uses, in addition to allowing processing, manufacturing and repair of heavy machinery and heavy transportation products.

<b>Section A*</b>	Warehouse	73,308 SF	9 dock
	Main Floor Office	10,369 SF	1 grade
	<u>2nd Floor Office</u>	<u>6,169 SF</u>	
	<b>Total</b>	<b>89,846 SF</b>	

<b>Section B*</b>	Warehouse	110,213 SF	17 dock
	<u>Shippers Office</u>	<u>345 SF</u>	2 grade
	<b>Total</b>	<b>110,558 SF</b>	

<b>Section C*</b>	Warehouse	57,816 SF	6 dock
	<u>Office</u>	<u>3,722 SF</u>	2 grade
	<b>Total</b>	<b>61,538 SF</b>	

**Total Combined Area** **261,942 SF**

- Features**
- Concrete tilt-up construction with extensive glazing and natural light
  - Built in 2014 on an 11-acre site, gated fenced and secure
  - 30' clear ceilings
  - 32 dock loading doors complete with 7' x 8' hydraulic levelers, bumpers, seals and canopy
  - 2 (14' x 14') grade loading doors and 3 (12' x 14') grade loading doors
  - 60' x 100' shared canopy between Section B & C providing covered, grade level access
  - ESFR sprinklers, warehouse skylights
  - 3,000 amps, 347/600 volts, 3-phase electrical service
  - Floor load capacity - uniform: 500 lbs PSF, point load: 8,000 lbs
  - Abundant on-site parking
  - Well-improved office areas including: large lunchroom facilities for both office and warehouse staff, large locker room and washroom facilities, multiple boardrooms of various sizes, reception and waiting area, blend of perimeter private offices and open workstations

**Op. Costs** \$3.69 per SF + 5% management fee

**Lease Rate** \$18.95 per SF, net

\* Building areas are approximate and to be verified



# Photo Gallery



Section A Entrance



Section B Entrance



Section C Entrance



Section A & B Loading



Section C Loading



# Demising Options



## SECTION C

Warehouse	57,816 SF
Office	3,722 SF
<b>Total</b>	<b>61,538 SF</b>

## SECTION B

Warehouse & Shippers Office	110,213 SF
Shipper's Office	345 SF
<b>Total</b>	<b>110,588 SF</b>

## SECTION A

Warehouse	73,308 SF
Main Floor Office	10,369 SF
2nd Floor Office	6,169 SF
<b>Total</b>	<b>89,846 SF</b>

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

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