



**FOR LEASE**

**Unit 500  
26825 56<sup>th</sup> Avenue  
Langley, BC**

- 15,295 SF of warehouse and office space in Gloucester Industrial Estates
- 26' clear ceiling height with dock and grade loading
- Exposure and easy access via 264<sup>th</sup> Street to the Trans-Canada Highway

**Beedie/**



**Another quality development managed by Beedie**





**LOCATION** | Fronting on 56<sup>th</sup> Avenue at the entrance of Gloucester Industrial Estates, the development provides both exposure and easy access via 264<sup>th</sup> Street to the Trans-Canada Highway. Gloucester is one of the Lower Mainland's most successful and attractive industrial parks, with over 5 million square feet of industrial development.

**DESIGN AND LAYOUT** | The design and layout of the building provides an efficient truck maneuvering area and an abundant supply of parking. The office and reception area has been recently renovated with well appointed meeting room and office furniture.

**AVAILABLE SPACE\***

Office	1,922 SF
Warehouse	13,373 SF
<b>Total</b>	<b>15,295 SF</b>

**AVAILABILITY**

30 days' notice

**OPERATING COSTS & TAXES**

\$4.13 per SF, fully net  
Includes 5% management fee

**ASKING RATE**

\$11.50 per SF, fully net



Rear loading area

**PROPERTY HIGHLIGHTS**

- Extensive glazing
- Natural light with warehouse skylights throughout
- 26' clear ceiling height
- ESFR sprinkler system
- 347/600 volt, 200 amp, 3-phase electrical supply
- Two (2) dock loading doors
- One (1) grade loading door
- Zoning M-2A (General Industrial Zone)

**Josh Gaze**  
Industrial Sales & Leasing  
604 694 7294  
josh.gaze@colliers.com

**Malcolm Earle**  
Personal Real Estate Corporation  
604 661 0895  
malcolm.earle@colliers.com



Colliers International  
200 Granville Street, 19th Floor  
Vancouver, BC | V6C 2R6  
+1 604 681 4111  
[collierscanada.com](http://collierscanada.com)

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2019. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc. TW 12/2019

\*All measurements are approximate and should be verified