



FOR LEASE

Up to 10,887 SF to 34,042 SF Warehouse/ Office with Dock & Grade Loading

Units 200 & 400 - 26825 56th Avenue, Langley

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Beedie/

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Property Overview

Developed and managed by Beedie, 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.

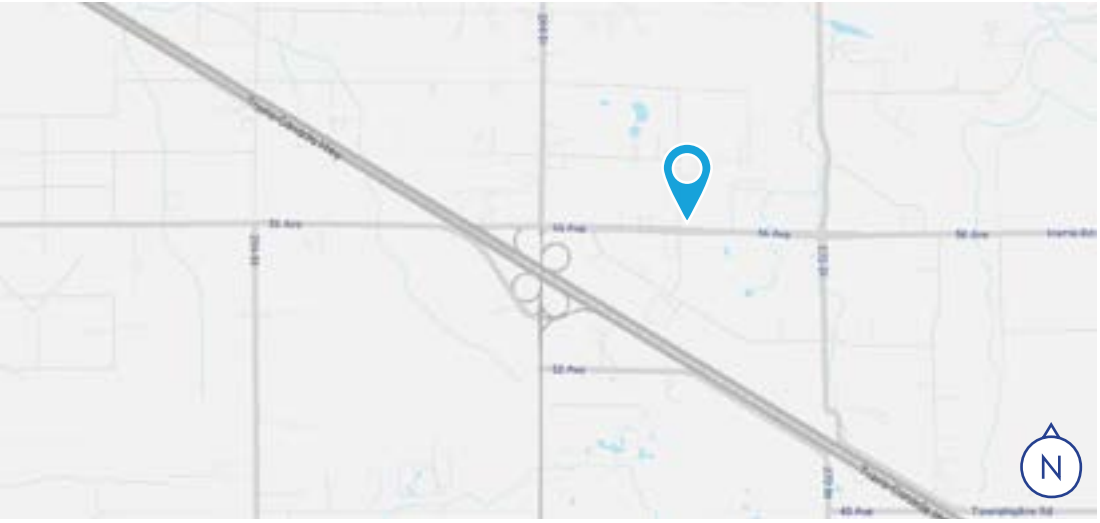
	Warehouse (SF)	Office (SF)	Total (SF)*
Unit 200	21,898	1,257	23,155
Unit 400	9,231	1,656	10,887
TOTAL	31,129	2,913	34,042

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

Available March 1, 2024

Lease Rate Contact listing agents

Additional Rent (2023) \$5.85/SF



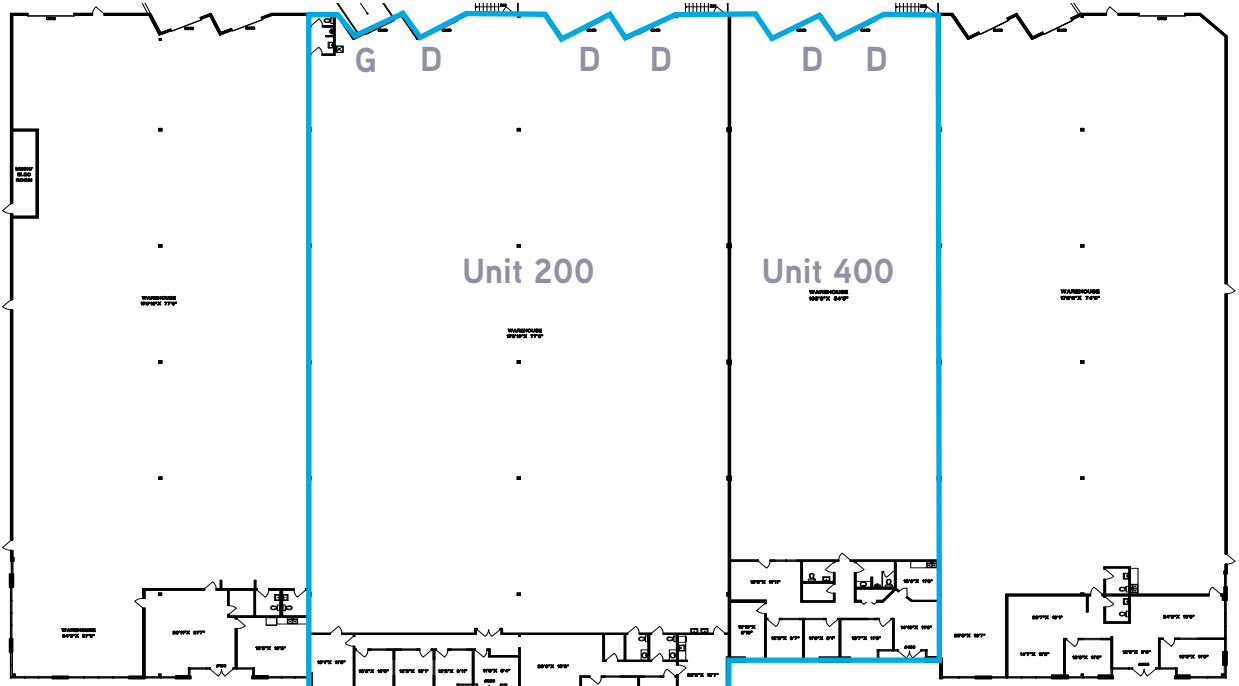
Property Features

- Concrete tilt-up construction
- Natural light with warehouse skylights throughout
- Extensive glazing
- 26' clear warehouse ceiling height
- 347/400 volt, 200 amp, 3-phase electrical supply
- High efficiency LED lighting
- ESFR sprinkler system within warehouse
- Thoughtful design & layout for efficient truck maneuvering
- Newly renovated office space, with HVAC throughout
- Kitchenette & bathroom
- Abundant supply of parking

Loading Doors

- Unit 200
- Three (3) dock loading doors
 - One (1) grade loading doors
- Unit 400
- Two (2) grade loading doors

Site Plan



G = Grade Loading Door D = Dock Loading Door

Office Plan





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