

**FOR SALE OR LEASE**

Lot B - NE Quadrant Lands  
5838 274th Street, Langley, BC



**LISTING TEAM**

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**Beedie/**

## OPPORTUNITY

Beedie is pleased to offer Lot B of the NE Quadrant Lands, available for build-to-suit development. Located in the growing community of Langley, this is a rare opportunity to own or lease a first-class facility in an excellent location at an attractive price point.

## LOCATION

The Subject Property is conveniently located along 274th Street at the northeast edge of the Gloucester Industrial Estates within the Township of Langley. With direct access to the Trans-Canada Highway and Highway 13, and proximity to the Fraser Valley, Delta Port and the US border, the combination of location and available industrial land has led the Gloucester market to become a top choice for some of the region's most significant industrial occupiers.

## OCCUPANCY

With the development process already underway, the building will be ready for occupancy in Q3 2022.

## BEEDIE BUILT

A market leader in build-to-suit development, Beedie designs and constructs projects to suit our clients' specific needs. Our development and construction teams understand how to translate your real estate requirement into a new custom designed facility. Every detail is considered from the design aesthetic to the facility layout and detailed specifications.

### Gloucester NE Quadrant Context Plan

- AVAILABLE OPPORTUNITIES
- LOT SOLD / LEASE
- ENVIRONMENTAL COVENANT AREA

### SITE PLAN

### SITE AREA

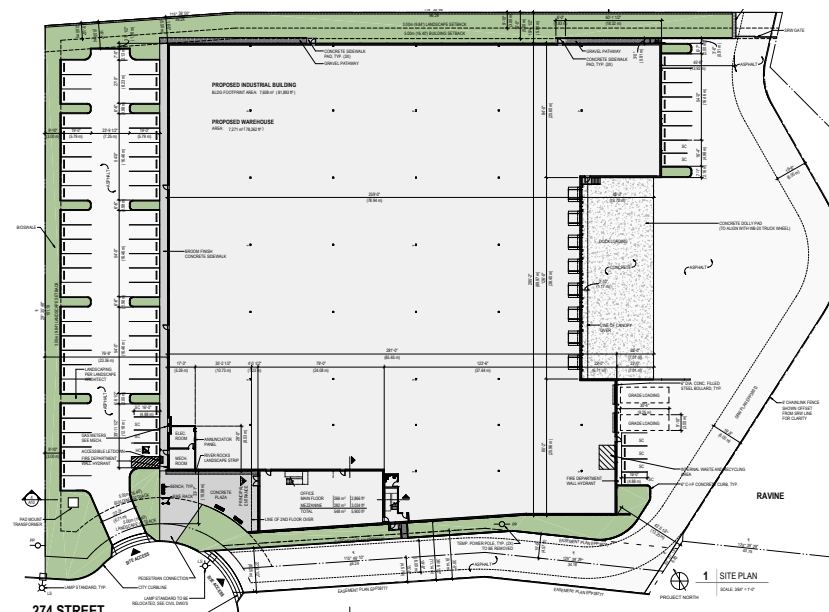
3.27 acres

### TOTAL SALEABLE AREA

85,123 SF

### ZONING

M2-A



### PROPERTY FEATURES

### CEILING HEIGHT

32' clear

### FLOOR LOAD

700 lbs/SF live load

### POWER

1600 amps at 347/600 volts