FOR LEASE

## UNITS 108-110

# NORTHVIEW BUSINESS CENTRE

Developed by Beedie

Marketed by CBRE

# UNITS 108-110
# 5350B 275th Street
## Township of Langley, BC

## OPPORTUNITY

CBRE Limited, on behalf of Beedie, is pleased to present an opportunity to lease 36,679 SF in Northview Business Centre, one of the premier buildings in Gloucester Industrial Estates. Located at 5350 B 275th Street in the Gloucester submarket of Metro Vancouver, the facility is one of the newest multi-tenant complexes in the area highlighted by high ceilings, high efficiencies/power, and ample glazing and parking.

## FEATURES

**LOADING**
2 dock doors,
1 grade door per unit

**CEILING HEIGHT**
26' clear

**PARKING**
18 parking stalls

**SPRINKLERS**
NFPA sprinklers throughout

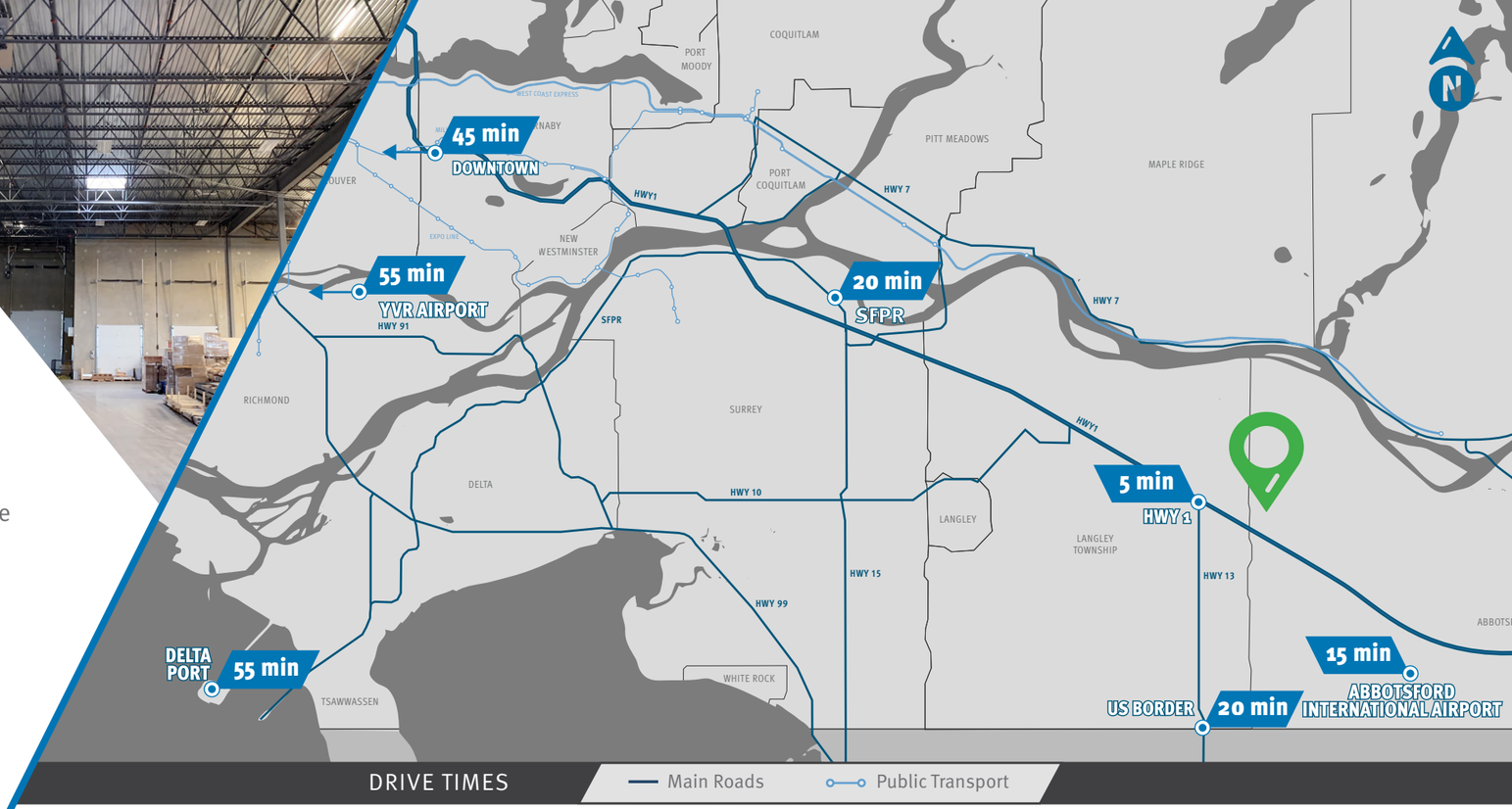
**ELECTRICAL SERVICE**
3-Phase, 200 amp, 347/600 volt per unit

**ZONING**
M-2A - General Industrial

**LEASE RATES**
$11.95 PSF (net)

**ADDITIONAL RENT**
$3.82 PSF (2020 est.)*
*Including 5% management fee

**AVAILABLE DATE**
October 15, 2020



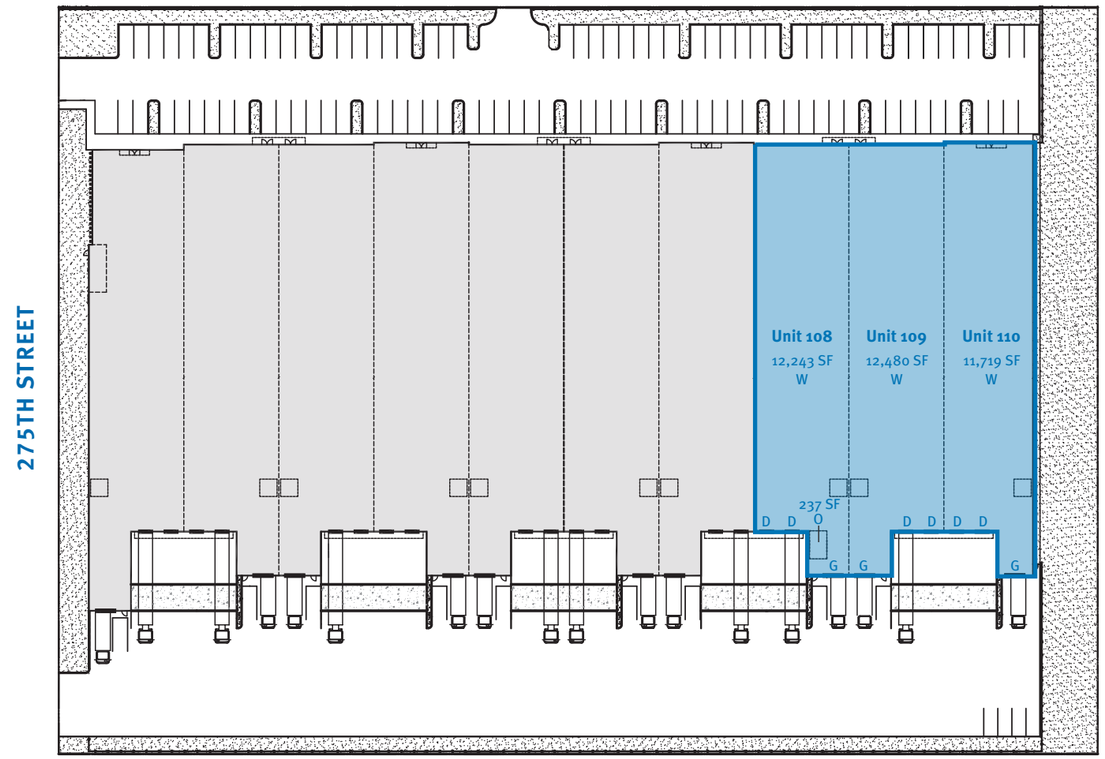

## MARKETING PLAN

### AVAILABLE AREA

TOTAL GFA: 36,679 SF

LEGEND

D = Dock Loading
G = Grade Doors
W = Warehouse
O = Office
= Available



# LOCATION

Gloucester Industrial Estates has developed into one of Metro Vancouver's premier industrial submarkets. The combination of direct access to the Trans-Canada Highway and proximity to multiple U.S. Border crossings has led to the relocation of some of the most significant industrial occupiers to the Gloucester submarket. The location provides efficient access to the Fraser Valley, and the recent infrastructure improvements to the South Fraser Perimeter Road and Port Mann Bridge have drastically improved access to Delta Port and Downtown Vancouver.

## CONTACT /

**KYLE DODMAN**
Personal Real Estate Corporation
604 309 9446 / kyle.dodman@cbre.com

**CHRIS MACCAULEY**
Personal Real Estate Corporation
604 662 5190 / chris.maccauley@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth

CBRE