

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

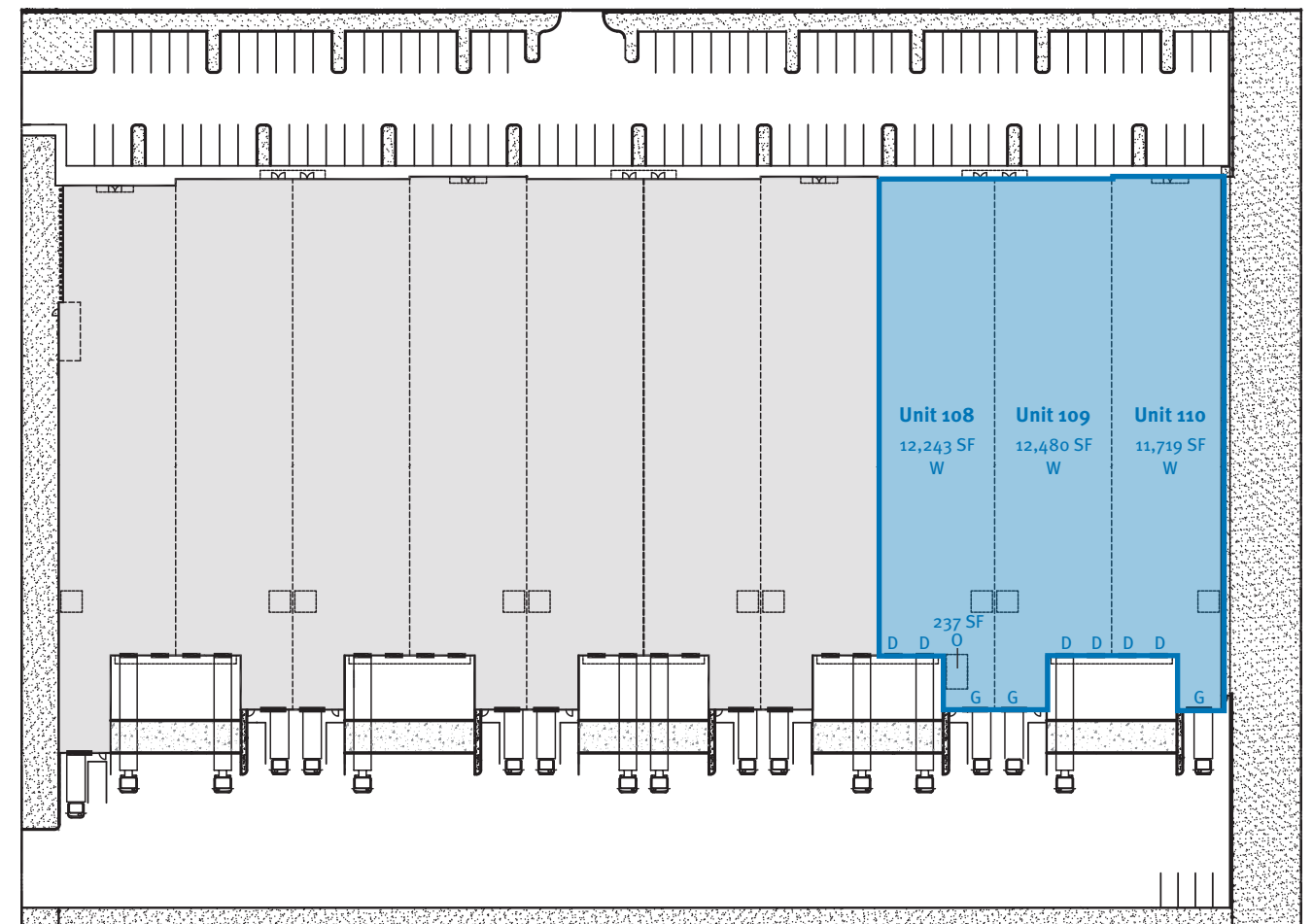
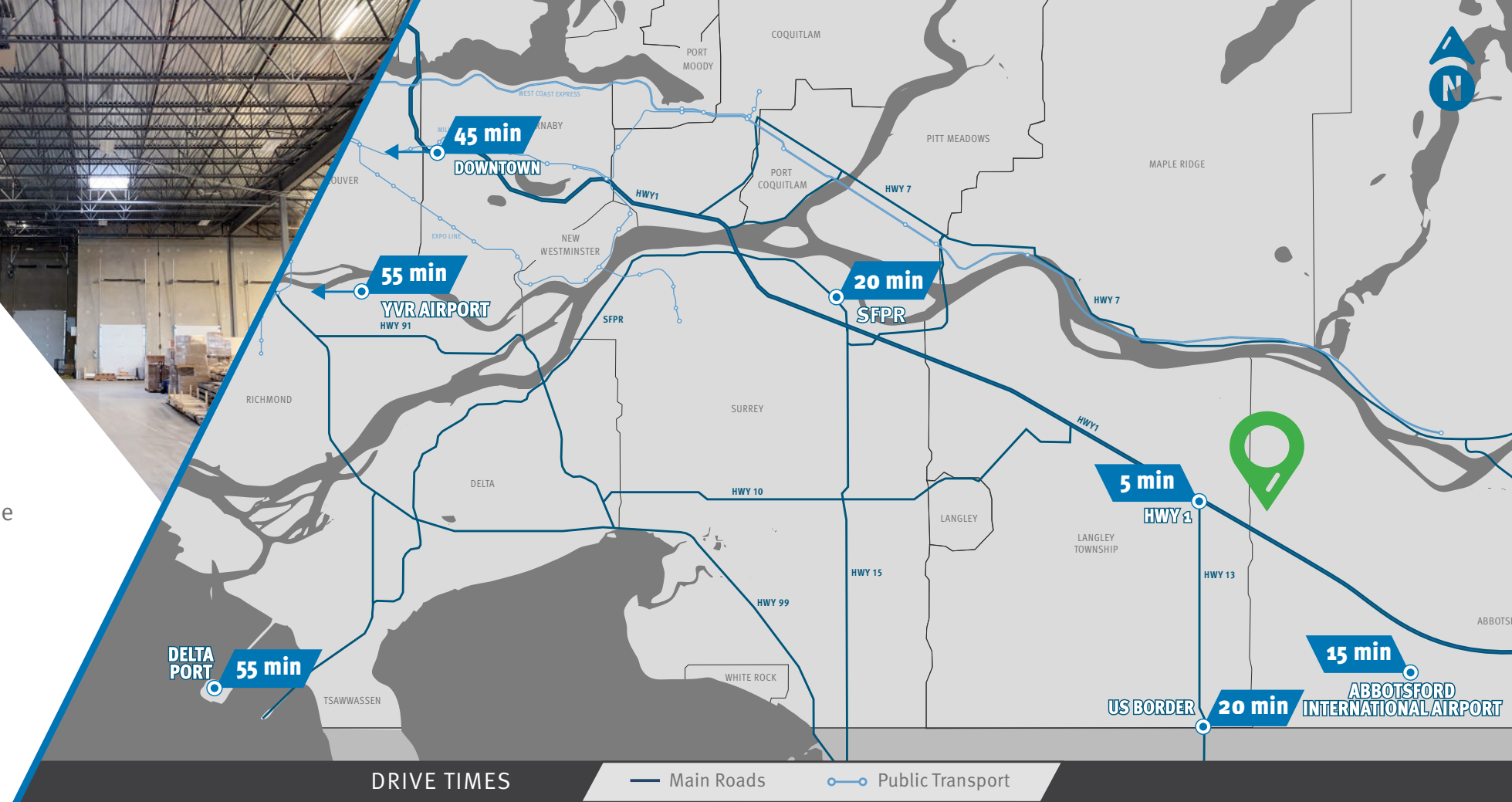


AVAILABLE AREA

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 /

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