

**3133 262 STREET**  
ALDERGROVE • LANGLEY, BC

**FOR LEASE**  
INDUSTRIAL BUILDING



**9,938 SF Warehouse/Office Space on 0.674 Acres**  
**Four Grade Loading Doors**  
**Situated in the Heart of Aldergrove**

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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## Location

Situated in Aldergrove this property benefits from being in close proximity to several major transportation routes including Fraser Highway and Highway 13 (264 Street) which connects to Highway #1 and the US border crossing. There is an abundance of amenities nearby the property including Aldergrove Village, Aldergrove Centre, and Aldergrove Corners shopping malls, along with numerous restaurants including A&W, Wendy's, Subway, and Mcdonald's to name a few.

## Property Features

- » Alarmed
- » Private offices
- » Multiple washrooms
- » Covered storage area
- » Forced air heaters
- » Warehouse ceiling fans
- » One (1) grade loading door (15' X 14')
- » Three (3) grade loading doors (12' X 14')
- » 17' to 18' ceilings (warehouse)



**Total Site Size** 0.674 acres

**Excess Yard Size** 11,386 SF

<b>Available Building Area</b>	Warehouse	8,408 SF
	Ground Floor Office	450 SF
	Second Floor Office	450 SF
	Mezzanine	630 SF
	<b>Total</b>	<b>9,938 SF</b>

**Zoning** M-2 (General Industrial Zone). A full copy of bylaws are available upon request.

**Monthly Basic Rent** Contact broker

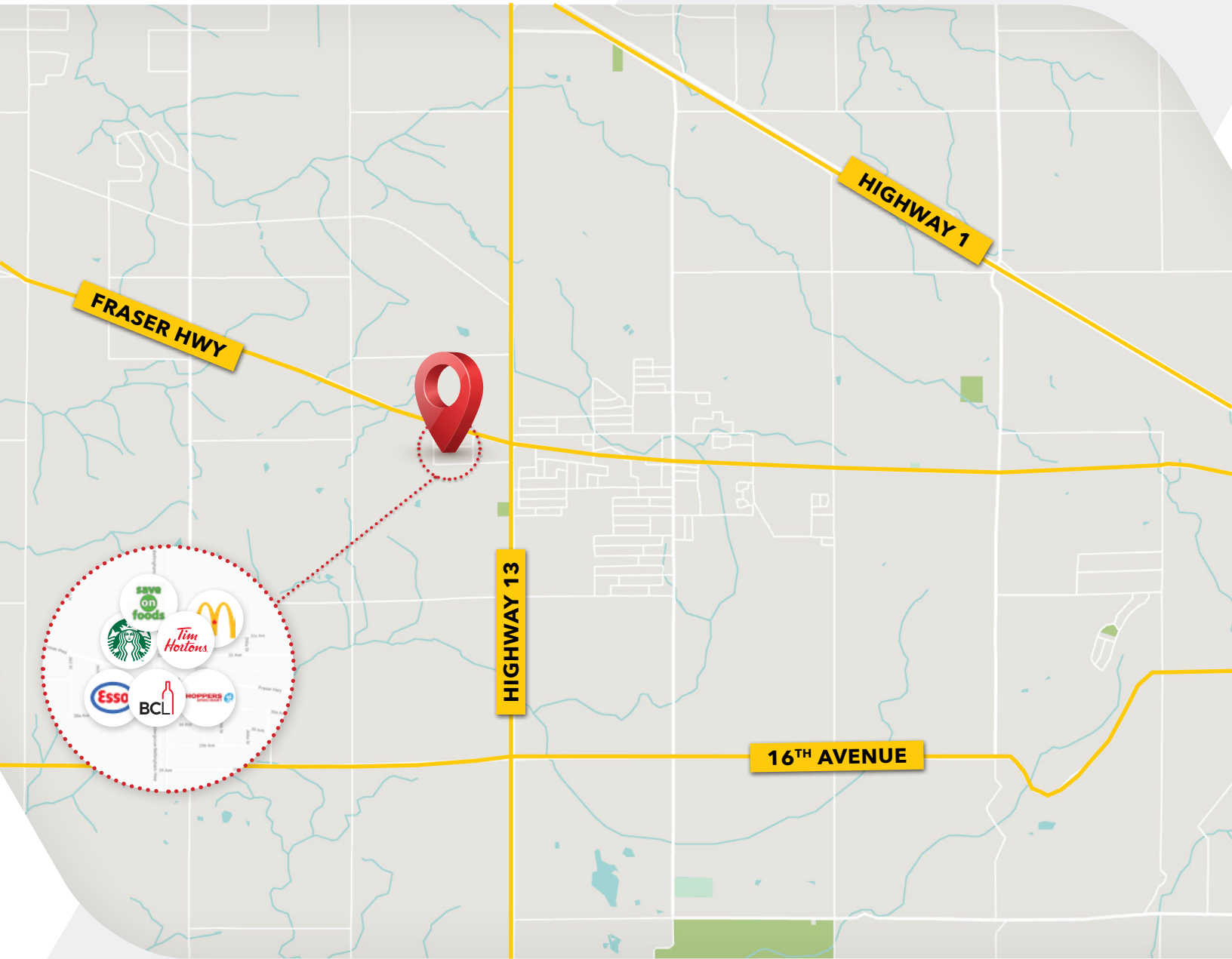
**Monthly Additional Rent (2024 Estimate)\*** \$4,966.95 + management fee

\*All leases will be triple net with tenant responsible for all utility costs and business related costs. Lease rates are quoted net of GST

**Availability** Immediately

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