

FOR SUBLEASE | INDUSTRIAL
4916 275 STREET
LANGLEY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



► 55,356–123,500 SF First Class Warehouse/Office Space in Gloucester Industrial Estates

Location & Development

The subject property is strategically situated in Gloucester Industrial Estates located in northeast Langle on the north side of the Trans-Canada Highway at the 264th interchange. Gloucester is home to approximately 700 acres and over 7,000,000 square feet of industrial inventory. There are many nearby amenities including Super 8 Motel, McDonald's, Subway, Co-Op Otter Gas station and Tim Hortons.

Gloucester has excellent accessibility to all municipalities in Metro-Vancouver and the Fraser Valley. With its convenient proximity to Highway 1, this site offers: entry to the US available via adjacent Highway 13 (Aldergrove-Bellingham Highway); direct access to Mission and Maple Ridge via Highway 11 (Abbotsford-Mission Highway); and direct access to Langle City and neighbouring cities via Fraser Highway and Highway 17 (the South Fraser Perimeter Road).

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Partner | Vice President | Industrial
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Zoning

M-2 (General Industrial) zoning allows for a wide array of industrial uses such as warehousing, storage, manufacturing, distribution, service uses and more. A copy of the zoning bylaw will be furnished upon request.

Features

- ▶ Beedie built
- ▶ Freestanding building
- ▶ Secured gated entry
- ▶ Heavy 3-phase-power
- ▶ 3-14 dock loading doors with levellers
- ▶ 23-100+ parking stalls depending on space leased
- ▶ Multiple washrooms throughout
- ▶ 26' ceilings in warehouse
- ▶ Fully sprinklered
- ▶ LED lighting
- ▶ NFPA #13 fire suppression system
- ▶ Full HVAC (heating & cooling) office space
- ▶ 35' x 55' column-spacing in warehouse

Available Space

	Option One	Option Two
Ground Floor Office Space	–	17,631 SF
Second Floor Office Space	2,800 SF	2,800 SF
Structural Mezzanine (unfinished)	6,556 SF	6,556 SF
Warehouse Space	46,000 SF	96,513 SF
Total	55,356 SF	123,500 SF

Lot Size

4.98 acres (217,047 SF)

Availability

Contact Broker

Basic Rental Rates

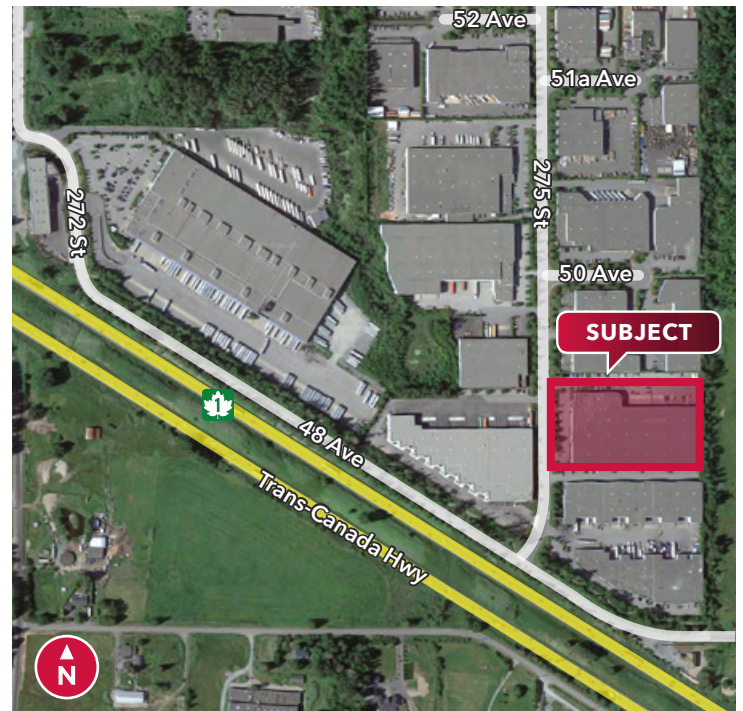
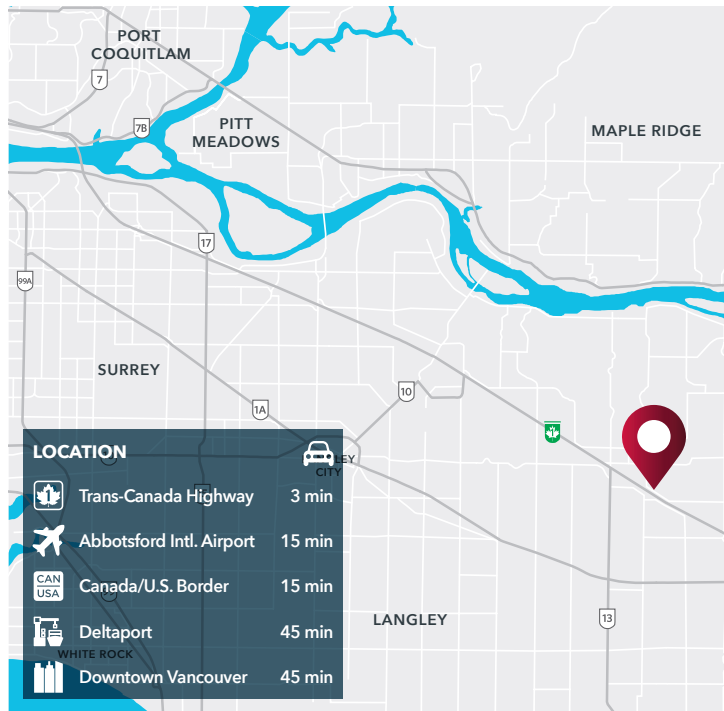
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Sublease Term

January 31, 2029 (shorter terms considered for Option One)

Additional Rent (2020 Estimate)

\$3.33 PSF



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