

26027 30A AVENUE
ALDERGROVE • LANGLEY, BC

FOR LEASE
INDUSTRIAL BUILDING



6,539 SF Warehouse/Office Space on 0.92 Acres
Grade Loading and Recess Loading Dock
Situated in the Heart of Aldergrove

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

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

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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 McDonalds to name a few.

Property Features

- » 12 to 19' ceilings
- » 3 Phase power
- » Two (2) piece washroom
- » Corner lot
- » Two access points
- » Gated secured yard
- » Recess loading dock
- » Lunchroom
- » Full HVAC office
- » Three (3) grade loading doors – (15' X 16') (12' X 10') (9' X 10')

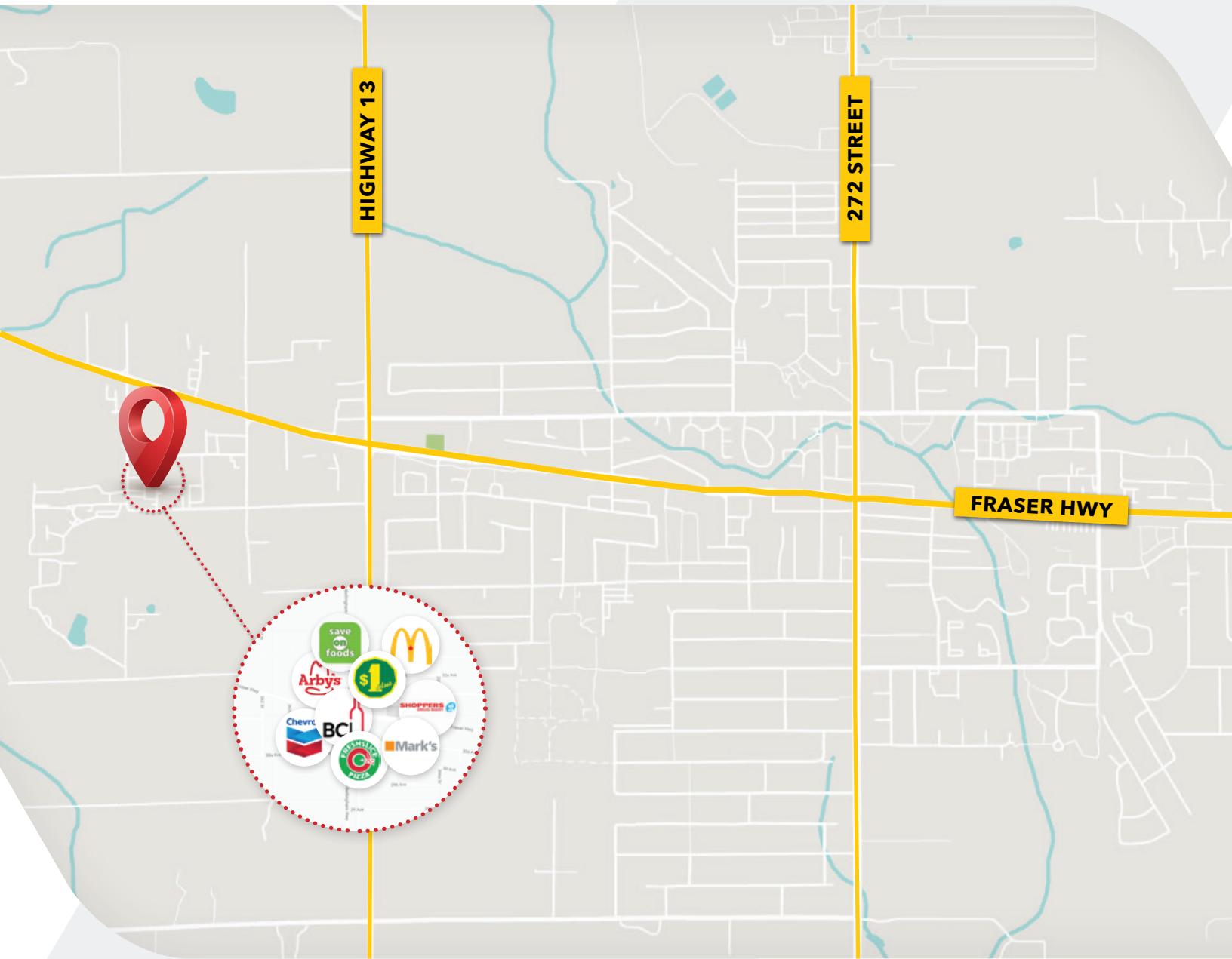


Total Site Size	0.92 acres	
Excess Yard Size	18,500 SF	
Available Building Area	Warehouse 1	3,557 SF
	Warehouse 2	2,007 SF
	Office	975 SF
	Total	6,539 SF
Zoning	M-2 (General Industrial Zone). A full copy of bylaws are available upon request.	
Monthly Basic Rent	Contact broker	
Monthly Additional Rent (2025 Estimate)*	\$5,203.95 + 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	Contact broker	



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