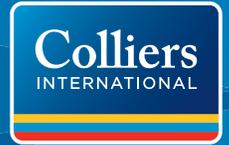
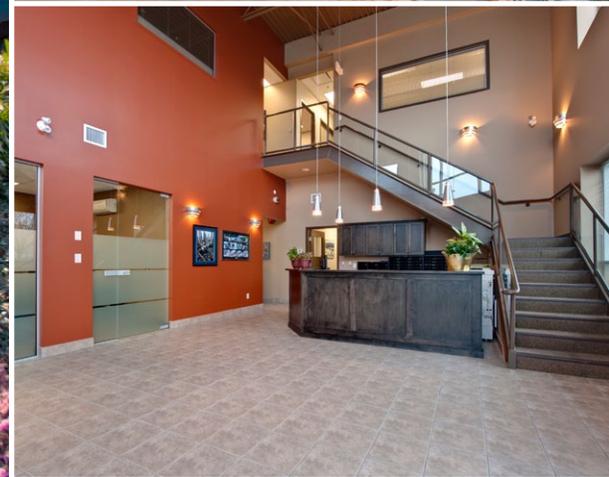


FOR SALE > INDUSTRIAL/OFFICE SPACE



Gloucester Industrial Estates

27474 GLOUCESTER WAY, LANGLEY, BC



Highlights

- > Beautifully renovated reception, board room(s) and executive offices
- > Extensive glazing throughout office portion
- > Recently expanded paved, fenced yard area
- > Flexible use of space with possibility for multiple configurations
- > Great staff amenities, activity room, lunch room(s) and executive offices
- > 26' clear warehouse ceiling heights
- > 2 loading docks at grade with opportunity to expand
- > Heavy 3-phased 1200 amp power
- > Interior mechanical lift/elevator

SEAN OGILVIE
604 661 0836
VANCOUVER, BC
sean.ogilvie@colliers.com

COLLIERS INTERNATIONAL
200 Granville Street, 19th Floor
Vancouver, BC V6C 2R6
604 681 4111
www.colliers.com/vancouver

Gloucester Industrial Estates

27474 GLOUCESTER WAY, LANGLEY, BC

Civic Address:	27474 Gloucester Way, Langley, BC
Legal Address:	PID: 025-870-891 PL BCP9783 LT A LD 36 SEC 5 TWP 14 Part NE ¼
Ownership Interest:	Fee Simple
Year Built:	2005
Zoning:	M-2A
Lot Size	2.664 Acres - 115,170
Parking:	51 stalls + potential for more parking in the yard
Elevator:	One freight elevator
Gross Building Area:	First Floor Office: 11,952 SF Mezzanine Office: 10,595 SF First Floor Warehouse/Production: 18,250 SF Mezzanine Warehouse/Production: 15,075 SF Total: 55,872
Loading	2 at grade, 2 dock
Building Footprint	30,543 SF
Yard Area:	84,627 SF
Asking Price:	\$5,988,000.00 \$4,988,000.00

Building Description

Built in 2005, the improvements consist of a tilt-up concrete warehouse with both an office component and warehouse component. Extensive interior improvements exist in the office portion which spans 11,952 SF on the main floor and 10,595 SF on the mezzanine. Originally designed and built for the production and packaging of pharmaceutical and nutritional supplements, there are extensive interior improvements suitable for the sterile manufacturing environment required in many industries.

The open warehouse portion has 26' clear ceilings with an area of approximately 5,744 SF. Additional storage/garage space can accommodate ceiling heights of 18' and has an area of 747 SF. The rest of the warehouse/storage area can be divided into 18,250 SF on the main floor and 15,075 on the second floor.

A 3000 lb capacity freight elevator connects the open warehouse space to the above structural mezzanine storage/office portion. There are two loading docks at grade at the rear portion of the building to the west. Ample space on the paved yard allows for greater flow and easy loading/unloading and can be changed to accommodate more parking or storage.

Room Breakdown

- > Offices: 41
- > Executive Offices: 11
- > Meeting Rooms: 2
- > Bathrooms: 8

Zoning

- > The M-2A General Industrial Zoning permits a wide variety of uses including the processing, manufacture, and repair of heavy machinery, heavy equipment and heavy transportation.

Location

The subject property is located in the Gloucester Industrial Estates, a master planned industrial community located in Langley. Located along the side of the Trans Canada Highway, with access to 264th and 275th Streets, the site offers excellent access to all areas of Metro Vancouver and is in close proximity to the US/Canada border.

