



**FOR LEASE**

# Up to 10,876 SF to 34,031 SF Warehouse/ Office with Dock & Grade Loading

Units 200 & 400 - 26825 56<sup>th</sup> Avenue, Langley

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**Beedie/**



Accelerating success.



# Property Overview

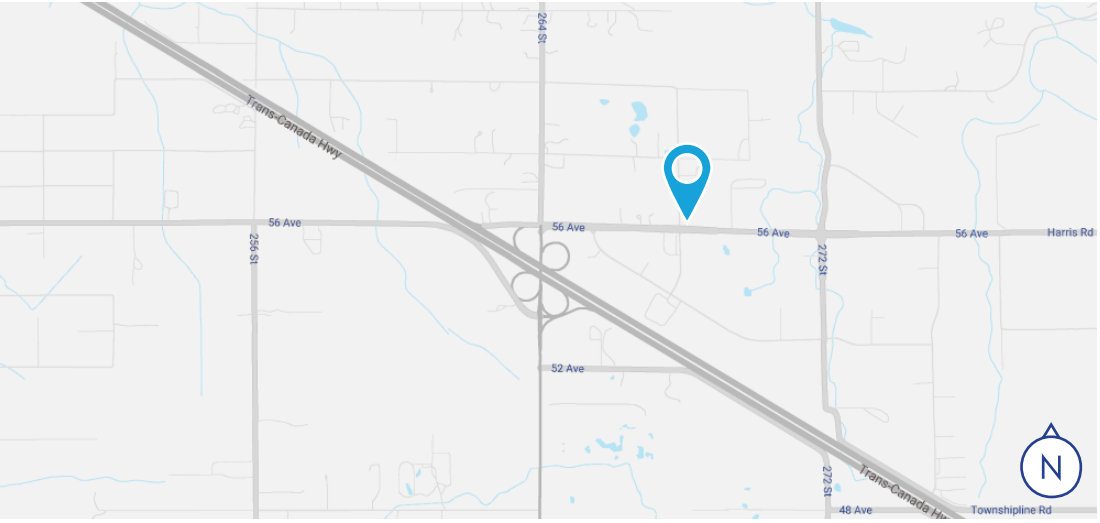
Developed and managed by Beedie, 26825 56<sup>th</sup> Avenue offers future tenants the opportunity to occupy an exceptionally clean, organized, and well-maintained warehouse and office space at the western edge of Gloucester Industrial Estates; with quick accessibility to all areas of Greater Vancouver and the Fraser Valley via Highway 1 at the 264<sup>th</sup> Street interchange.

Both Abbotsford International Airport and the US border are within a short 15-minute drive.

	Warehouse (SF)	Office (SF)	Total (SF)*
Unit 200	21,898	1,257	23,155
Unit 400	9,231	1,645	10,876
<b>TOTAL</b>	<b>31,129</b>	<b>2,902</b>	<b>34,031</b>

<b>Zoning</b>	M2- A: Accommodates a wide range of light industrial, office & commercial uses
<b>Available</b>	March 1, 2024
<b>Lease Rate</b>	Contact listing agents
<b>Additional Rent (2024)*</b>	\$5.73/SF

\*does not include management fee



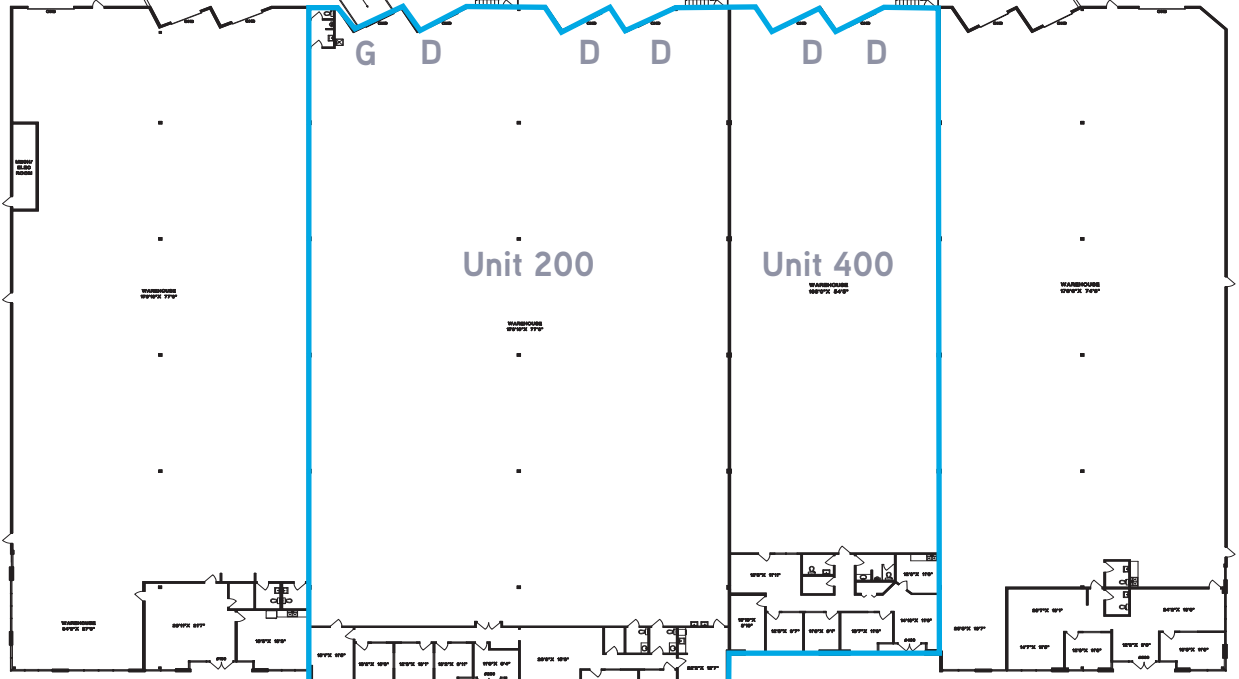
# Property Features

- Concrete tilt-up construction
- Natural light with warehouse skylights throughout
- Extensive glazing
- 26' clear warehouse ceiling height
- 347/400 volt, 200 amp, 3-phase electrical supply
- High efficiency LED lighting
- ESFR sprinkler system within warehouse
- Thoughtful design & layout for efficient truck maneuvering
- Newly renovated office space, with HVAC throughout
- Kitchenette & bathroom
- Abundant supply of parking

## Loading Doors

- Unit 200
  - Three (3) dock loading doors
  - One (1) grade loading doors
- Unit 400
  - Two (2) dock loading doors

## Site Plan



G = Grade Loading Door D = Dock Loading Door

## Office Plan







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