

FOR SALE

**CUSHMAN &
WAKEFIELD**



26680
GLOUCESTER WAY
LANGLEY, BC

42,298 SF BUILDING ON 5.09 ACRES

OPPORTUNITY

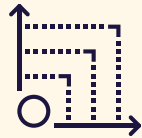
Cushman & Wakefield is pleased to present to the market the unique opportunity to acquire a well maintained, strategically located industrial asset with excess land for building expansion, redevelopment, or yard storage in the Gloucester industrial area of Langley, BC.



INVESTMENT HIGHLIGHTS



Building has been owner-occupied by Benjamin Moore since construction and maintained to institutional standard



Excess land allows opportunity for building expansion, redevelopment, or yard storage



Ample power and heavy floor load capacity suitable for manufacturing uses



Vacant possession provides exceptional opportunity for owner-occupiers



Property has exposure to the Trans-Canada Highway



PROPERTY FEATURES

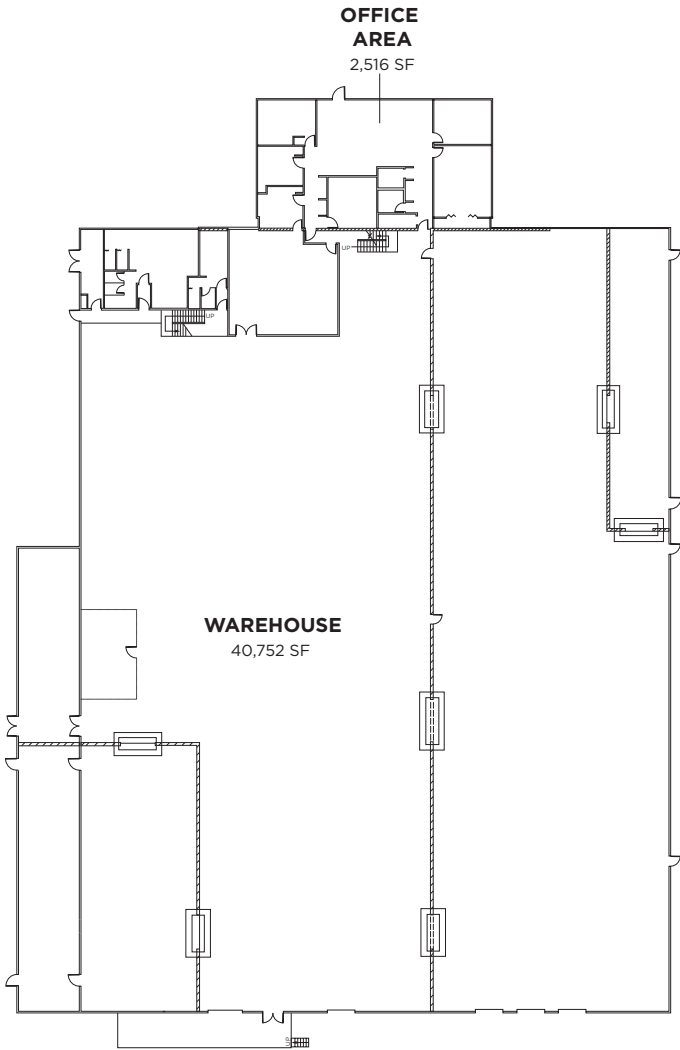
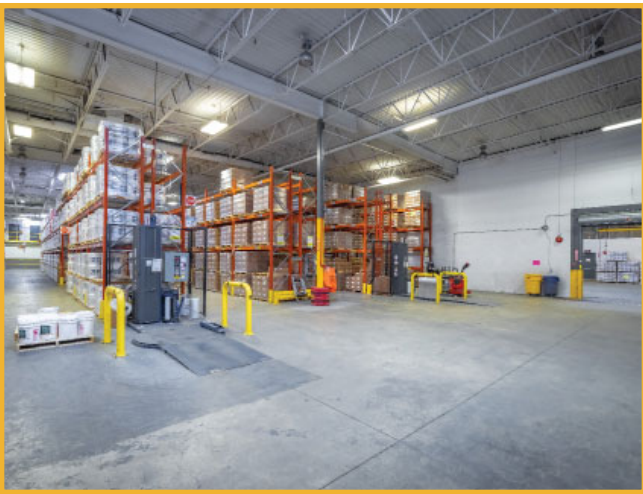
- Fully insulated, temperature controlled, and ventilated warehouse
- Heavy floor load capacity with catch basins in some areas
- 800 amp, 600 volt 3-phase power
- 20’11” clear ceilings painted white with skylights for ample natural light
- 4 dock and 1 grade loading door with ramp
- Lit, gated property with excess land
- Recently renovated office space with HVAC
- Attractive curb appeal with strong corporate presence

SALIENT DETAILS

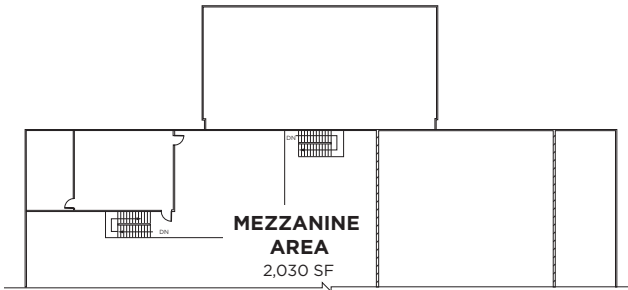
Address	26680 Gloucester Way, Langley, BC		
Year Built	1991		
PID	026-120-054		
Legal Description	Lot A Section 6 Township 14 New Westminster District Plan BCP14460		
Zoning	M-2A General Industrial		
Lot Size	5.09 Acres		
Building Area	Main Floor Warehouse	40,752 sf	
	Main Floor Office	2,516 sf	
	Mezzanine	2,030 sf	
	Total Available Area	45,298 sf	
Gross Taxes	\$214,524.94 (2024)		
Availability	Vacant Possession		

ASKING PRICE &
OFFERING PROCESS

Contact listing agents. Data room available upon execution of a confidentiality agreement.



GROUND FLOOR PLAN



MEZZANINE PLAN





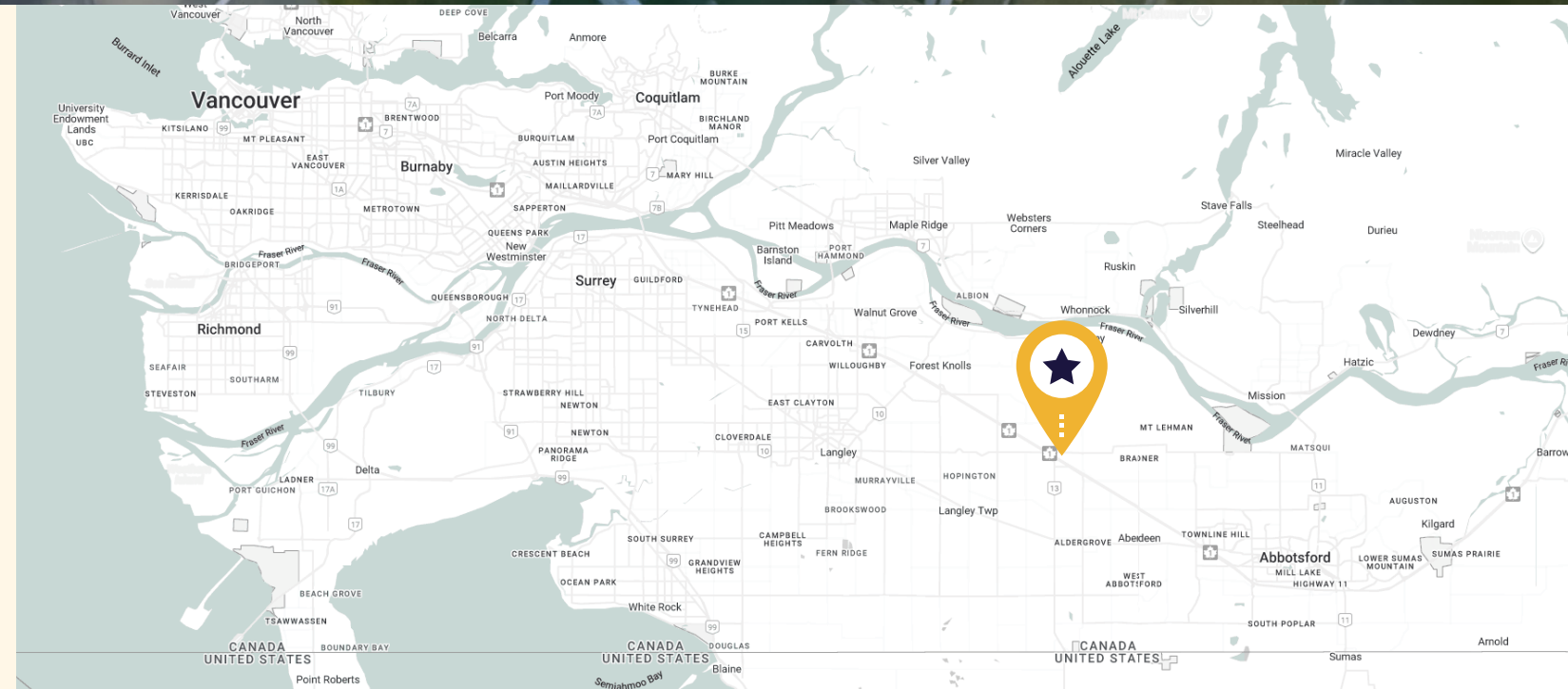
LOCATION

Situated near the primary entrance to the Gloucester Industrial Estates neighborhood, 26680 Gloucester Way offers unparalleled connectivity and accessibility, and is strategically positioned in a high-growth industrial hub.

The location is an ideal choice for businesses seeking optimal logistics and operational efficiency, benefitting from a robust labor pool and 2 minutes from the Trans-Canada Highway which connects easily to all areas of the Lower Mainland, Fraser Valley, and the U.S. border.

DRIVE TIMES

Trans Canada Highway	2 Minutes
Fraser Highway	7 Minutes
US Border	15 Minutes
YXX International Airport	18 Minutes
Port of Vancouver	47 Minutes



FOR SALE

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