

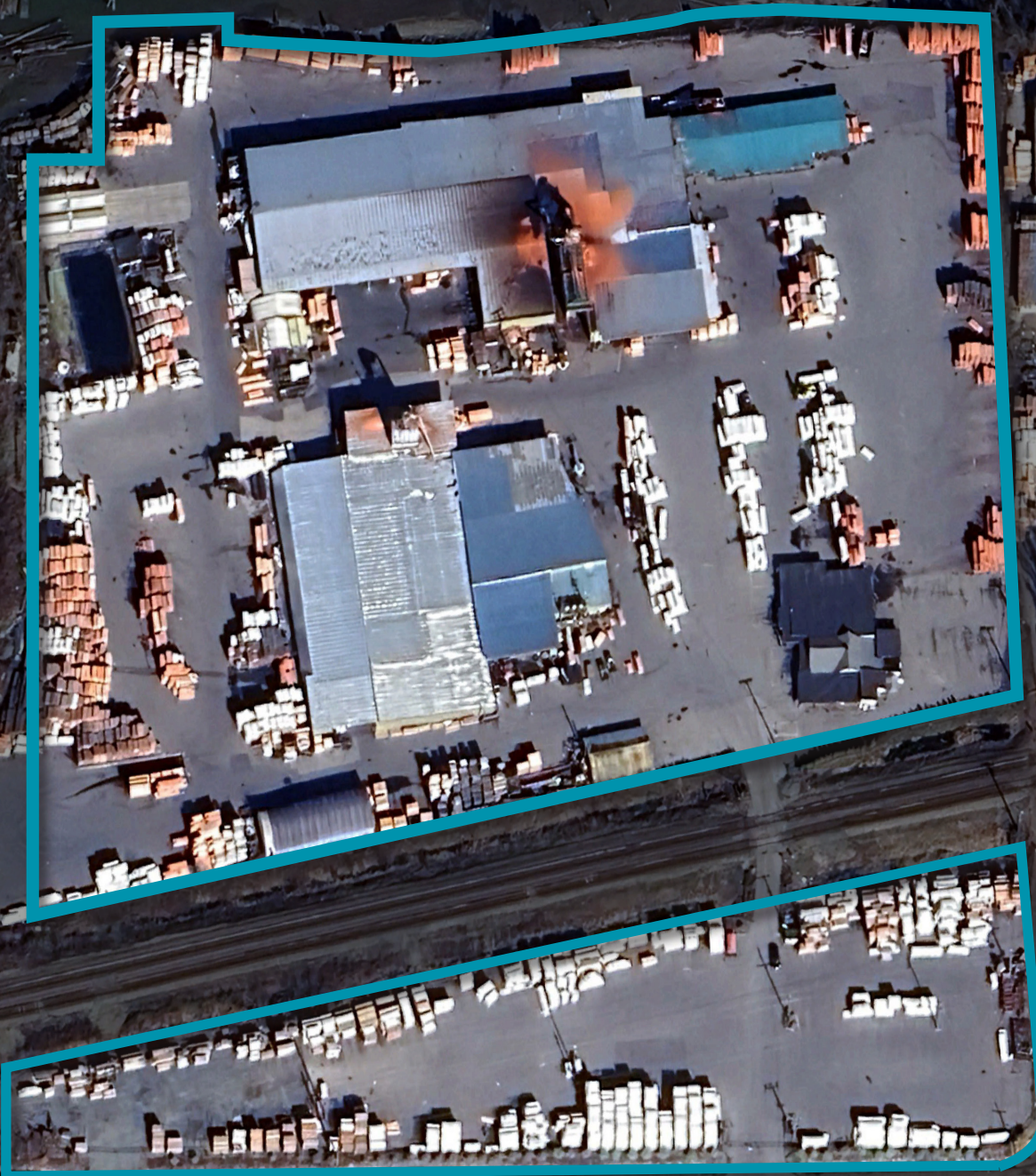


CUSHMAN &  
WAKEFIELD

FOR SALE

25583  
88 AVENUE  
LANGLEY, BC

95,300 SF MANUFACTURING  
SPACE ON 9.26 ACRES





Cushman & Wakefield, on behalf of Deloitte Restructuring Inc. in its capacity as Court appointed Monitor, is pleased to offer for sale 25583 88 Avenue, Langley. The subject property is located east of Fort Langley, north of Highway #1, and 12 KM from Langley’s central business district. The property is fully serviced, includes barge infrastructure, and generally rectangular in shape bisected by rail lines. The property has served as a value add facility for remanufacturing of lumber products, as well as a distribution warehouse and export location.

## The Improvements

The property contains four main buildings including three manufacturing buildings and one office structure. The site is fully fenced and paved. The buildings include a service area, office space, storage space, and production facility. The improvements lend themselves well to a wide range of manufacturing, production, and fabrication uses.

## Salient Details

|               |   |                     |  |
|---------------|---|---------------------|--|
| Property Size | 9.26 acres  | Zoning              | M5 - Limited Industrial Zone (in the ALR)  |
| Building Area | Office: 7,600 SF<br>Industrial: 87,700 SF<br>Total: 95,300 SF | OCP Designation     | Industrial   |
| Electrical    | Multiple services including 480V 2500A and 480V 1200A         | BC Assessment Value | \$24,059,500   |
| Parking       | 45 surface stalls   | Property Taxes      | \$167,846.39   |
| Site Coverage | 23%   | Asking Price        | Contact listing agents   |
| PID           | 005-068-894   | Offering Process    | Contact listing agents for a Confidentiality Agreement and details on the offering process |

## Official Community Plan



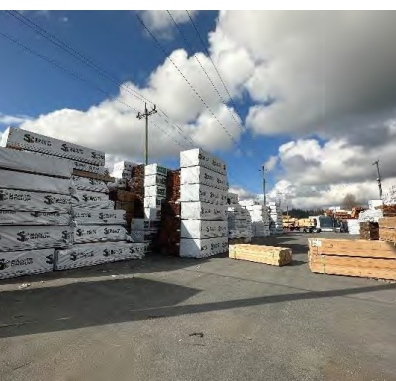




## Site Usage

- 1 Main Site Office Building
- 2 Yard Area #1
- 3 Yard Area #2
- 4 Main Production Facility
- 5 Warehouse Building
- 6 Yard Area #3
- 7 Yard Area #4
- 8 Fraser River

## Property Photos







## FOR MORE INFORMATION, PLEASE CONTACT:

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