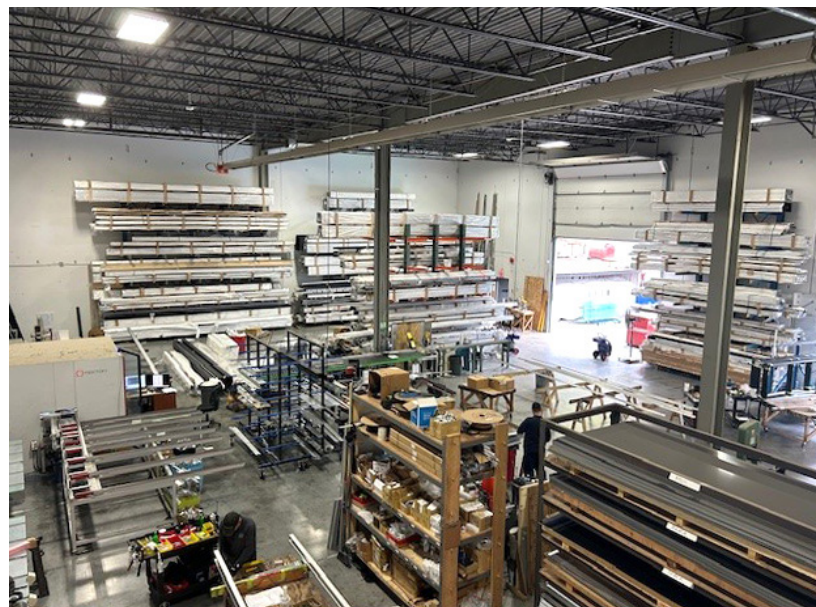


FOR LEASE

5430 275th STREET
LANGLEY, BC



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FOR LEASE

5430 275th STREET

LANGLEY, BC

LOCATION

The subject property is located on the east side of 275th Street, in between 48th and 50th Avenues within the Gloucester Industrial Area. Gloucester Industrial Estates is home to a wide variety of distribution and manufacturing groups which include: Weston Bakeries, Habitat Blinds, Huer Foods, Frictional Canada, EV Logistics, Canwell Building Products and more. Gloucester Industrial Estates is easily accessible via the Trans Canada Highway.

PID

023-316-551

ZONING

M-2 (General Industrial) zoning allows for a wide variety of industrial uses which include: warehousing, storage, distribution and manufacturing services and more.

BUILDING FEATURES

- 24' clear ceiling height
- Heavy 3 phase power
- T-5 lighting in the warehouse
- Fenced and paved yard
- Eight (8) dedicated parking stalls with additional street parking
- Two (2) oversized grade loading doors (14' x 18')
- Concrete tilt-up construction
- Extensive glazing

OFFICE FEATURES

- 8 private offices
- Kitchen and lunch room
- Boardroom
- Warehouse office

BUILDING SIZE*

Warehouse	10,250 SF
Mezzanine Storage	3,750 SF
Total Available Area	14,000 SF

** To be confirmed by the tenant as required*

LEASE RATE

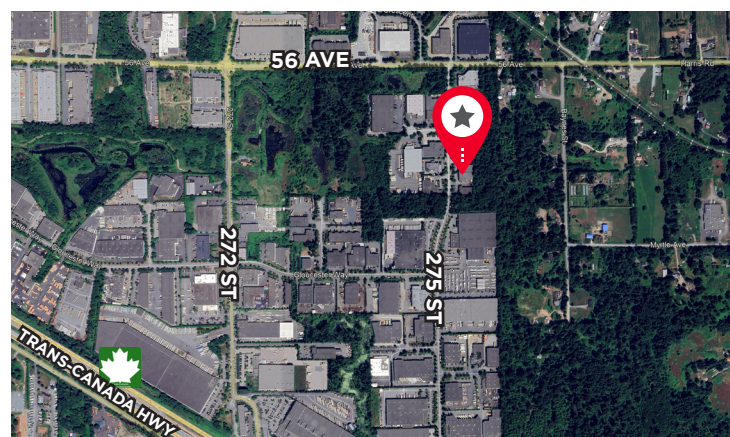
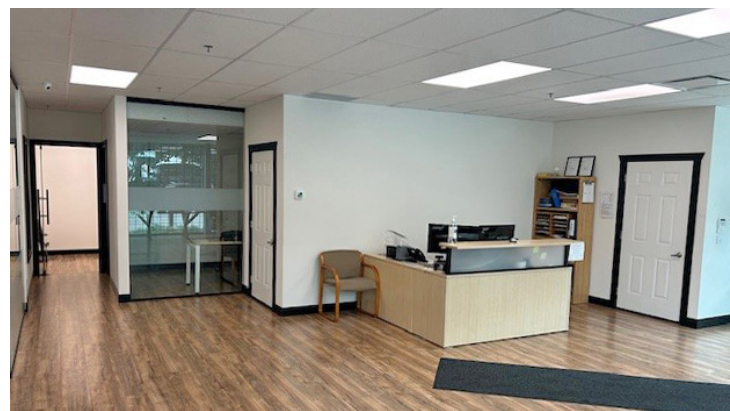
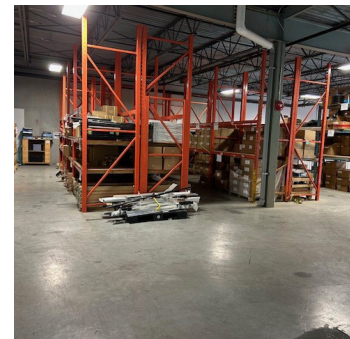
\$14.95 PSF, NNN

TAXES & OPERATING COSTS

\$6.51 PSF (estimated 2025)

AVAILABILITY

Immediately



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