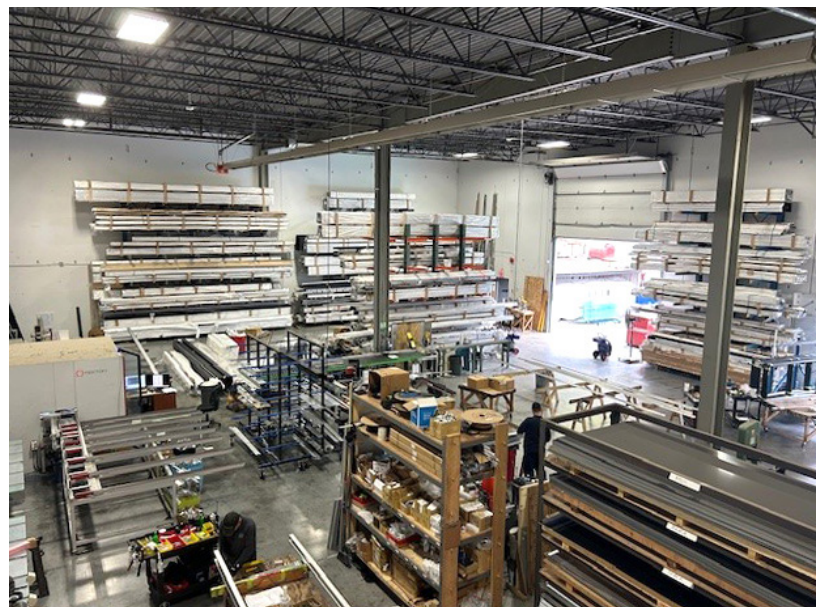


FOR LEASE

**5430 275<sup>th</sup> STREET**  
LANGLEY, BC



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# FOR LEASE

## 5430 275<sup>th</sup> 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\*

Office/Warehouse	10,250 SF
Mezzanine Storage	3,750 SF
<b>Total Available Area</b>	<b>14,000 SF</b>

*\* To be confirmed by the tenant as required*

#### LEASE RATE

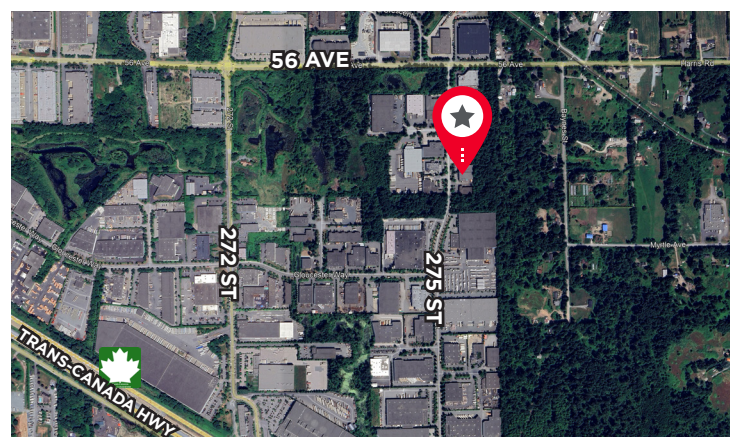
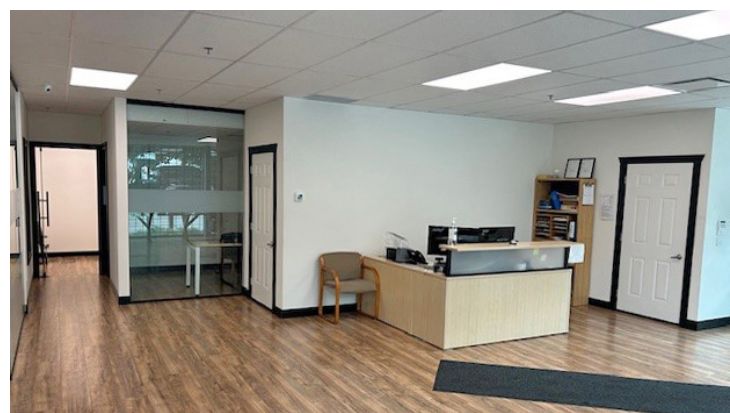
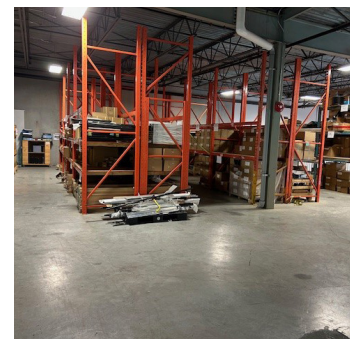
\$14.95 PSF, NNN

#### TAXES & OPERATING COSTS

\$6.51 PSF (estimated 2025)

#### AVAILABILITY

Immediately



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