

FOR LEASE – ±14,200 SF

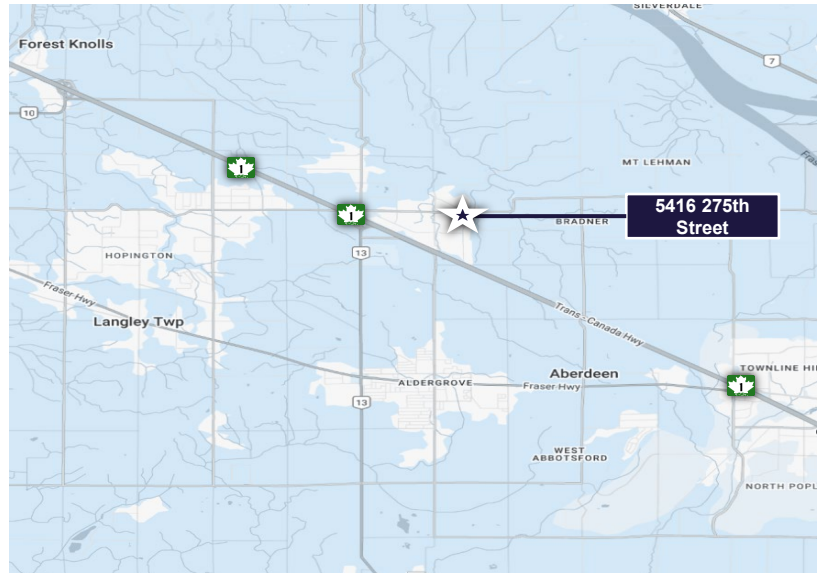
# 5416 275TH STREET

LANGLEY, BC



## LOCATION OVERVIEW

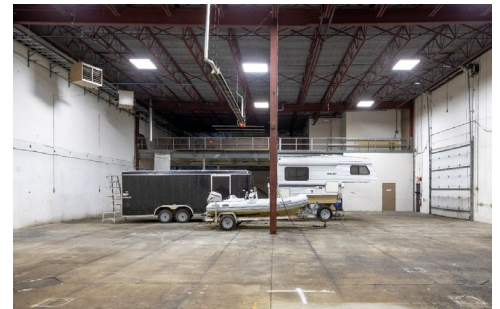
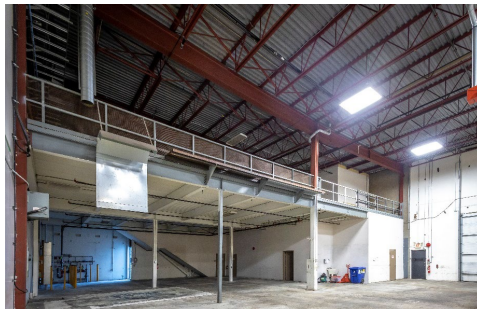
The subject property is located on the east side of 275th Street, in between 48th and 50th Avenues with the Gloucester Industrial Area. Gloucester Industrial Estates is home to a wide variety of distribution and manufacturing groups which include Weston Bakeries, Habitat Blinds, Huer Foods, Fastenal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



## PROPERTY DETAILS

|                         |                                                                                                                                                                    |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Total Building Size:    | 14,200 SF                                                                                                                                                          |
| Warehouse Size:         | 12,700 SF                                                                                                                                                          |
| Office Size:            | 1,500 SF                                                                                                                                                           |
| Zoning:                 | M-2 (General Industrial) zoning allows for a wide variety of industrial uses which include warehousing, storage, distribution and manufacturing services and more. |
| Lease Rate:             | \$14.95 PSF/yr, net, plus GST                                                                                                                                      |
| Additional Rent (2026): | \$6.51 PSF/yr, plus GST                                                                                                                                            |
| Availability:           | May 1 <sup>st</sup> , 2026                                                                                                                                         |

- Concrete tilt-up construction
- Extensive glazing
- 24' clear ceiling height
- 600 Volts, 800 Amps, 3-Phase electrical power
- T-5 lighting in the warehouse
- Gated and paved yard
- Eight (8) dedicated parking stalls with additional street parking
- Two (2) oversized grade loading doors (14' x 18")
- Three (3) bathrooms
- Efficient office spaces



## FOR MORE INFORMATION, CONTACT:

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