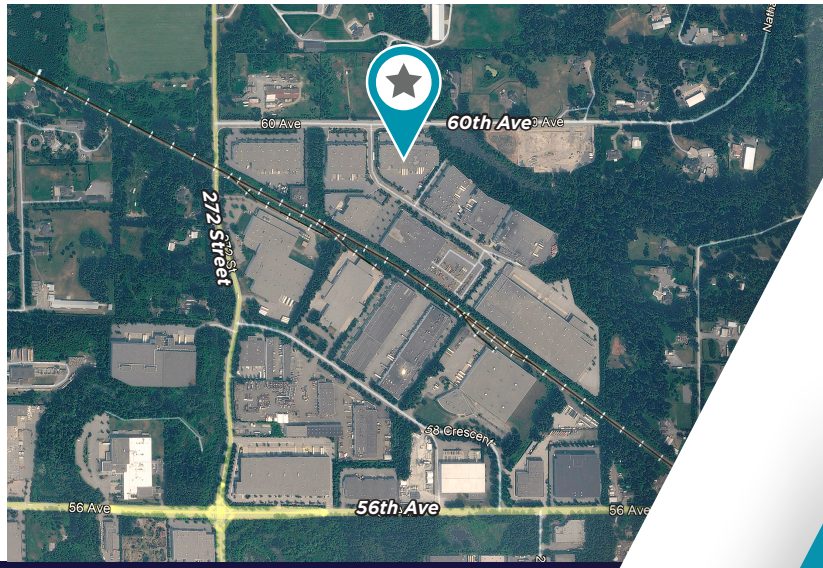
UNIT 110
27426 60TH AVENUE
LANGLEY, BC

CUSHMAN & WAKEFIELD







FOR SALE OR LEASE

10,122 SF UNIT WITH DOCK AND GRADE LOADING DOORS

LOCATION

This unit offers a well-located industrial opportunity in the heart of Gloucester Industrial Estates. With convenient access to Highway 1, Fraser Highway, and major transportation routes, the property provides excellent connectivity throughout Metro Vancouver and the Fraser Valley. Ideal for a variety of industrial and warehouse users, this location combines accessibility, functionality, and proximity to key business hubs.

BUILDING FEATURES

- Beedie built insulated concrete tilt up construction in 2021
- Prime Gloucester location
- ESFR sprinkler system
- 3 phase electrical power 200amps/600 volts with step down transformer to 120/208
- 14 parking stalls
- Two (2) 8'6" x 10' insulated dock doors with hydraulic levellers
- One (1) 12'x 14' insulated grade door
- Warehouse walls painted white
- High bay LED fixtures
- Two (2) 6'x6' skylights
- 26' clear ceiling heights
- 500lbs per sq, ft floor loads

MAIN FLOOR

- Open plan with coffee bar
- HVAC
- Two (2) washrooms
- Storage area

MEZZANINE FLOOR OFFICE

- Three (3) private office
- Open plan with breakroom
- Washroom with shower
- Carpet
- HVAC
- Architectural lighting

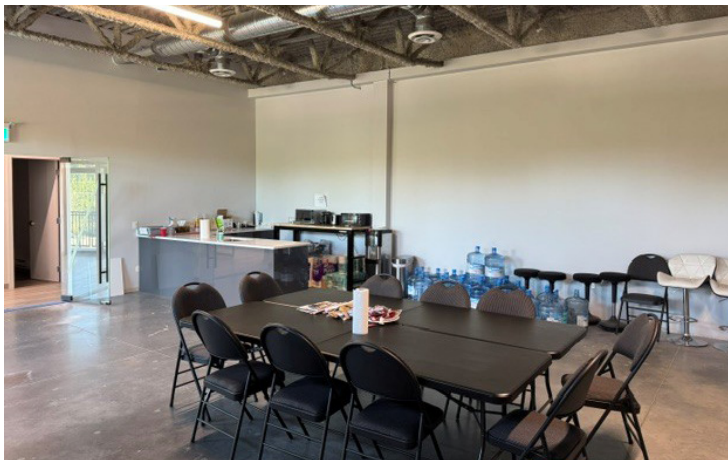
AVAILABLE AREA

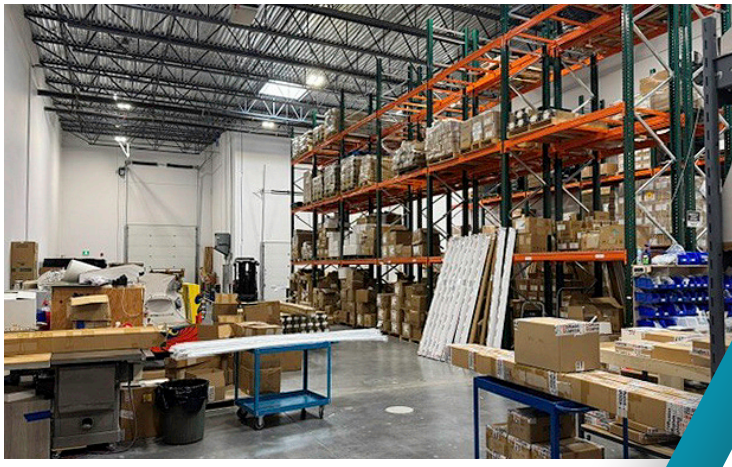
Main Floor Office	1,589 SF
Warehouse	6,954 SF
Total Main Floor Area	8,543 SF
Mezzanine Office	1,579 SF
TOTAL AREA	**10,122 SF**

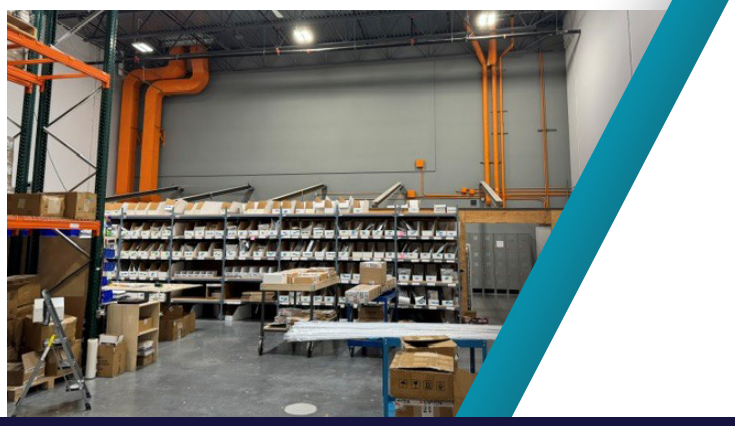
SALIENT DETAILS

ZONING	M-2A, General Industrial Zone
BASIC LEASE RATE	$18.00 PSF, net, per annum, plus GST
ADDITIONAL RENT (2026)	$8.10 PSF, net, per annum, plus GST
SALE PRICE	$5,111,610









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