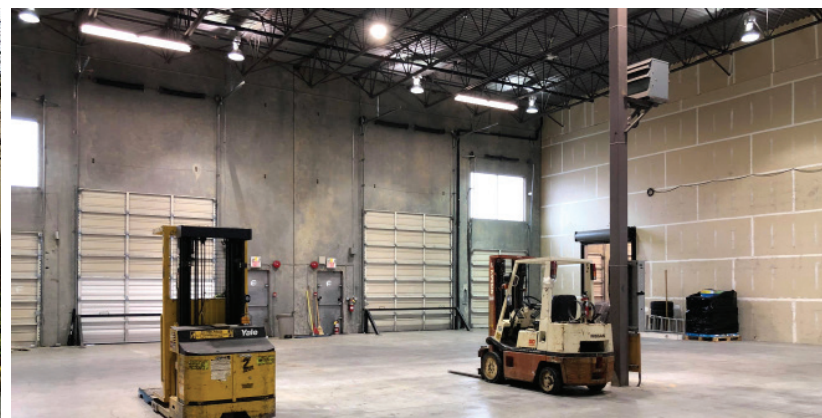


**FOR SUBLEASE | INDUSTRIAL
UNITS 104-106 - 27090 GLOUCESTER WAY
LANGLEY, BC**



- **11,632 SF of Warehouse/Office Space**
- **Dock and Grade Loading**

Location

The subject property is strategically situated in Gloucester Industrial Estates located in northeast Langley on the north side of the Trans-Canada Highway at the 264th interchange. Gloucester is home to approximately 700 acres and over 7,000,000 square feet of industrial inventory. There are many nearby amenities including Super 8 Motel, McDonald's, Subway, Co-Op Otter Gas station and Tim Hortons.

Gloucester has excellent accessibility to all municipalities in Metro-Vancouver and the Fraser Valley. With its convenient proximity to Highway 1, this site offers: entry to the US available via adjacent Highway 13 (Aldergrove-Bellingham Highway); direct access to Mission and Maple Ridge via Highway 11 (Abbotsford-Mission Highway); and direct access to Langley City and neighbouring cities via Fraser Highway and Highway 17 (the South Fraser Perimeter Road).

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FOR SUBLEASE | INDUSTRIAL UNITS 104-106 - 27090 GLOUCESTER WAY LANGLEY, BC

Zoning

M-2A (General Industrial). A full copy of the bylaws will be furnished upon request.

Features

- ▶ Quality concrete tilt-up construction
- ▶ Front office/rear loading configuration
- ▶ Three (3) dock loading (9' x 10')
- ▶ Three (3) grade loading (12' x 14')
- ▶ Private offices
- ▶ Full HVAC office space
- ▶ Metal halide lighting
- ▶ 26' ceilings
- ▶ 3 phase power

Available Space

Warehouse	10,432 SF
Office	1,200 SF
Total	11,632 SF

Sublease Basic Rent

\$11.50 PSF

Additional Rent (2020 Estimate)

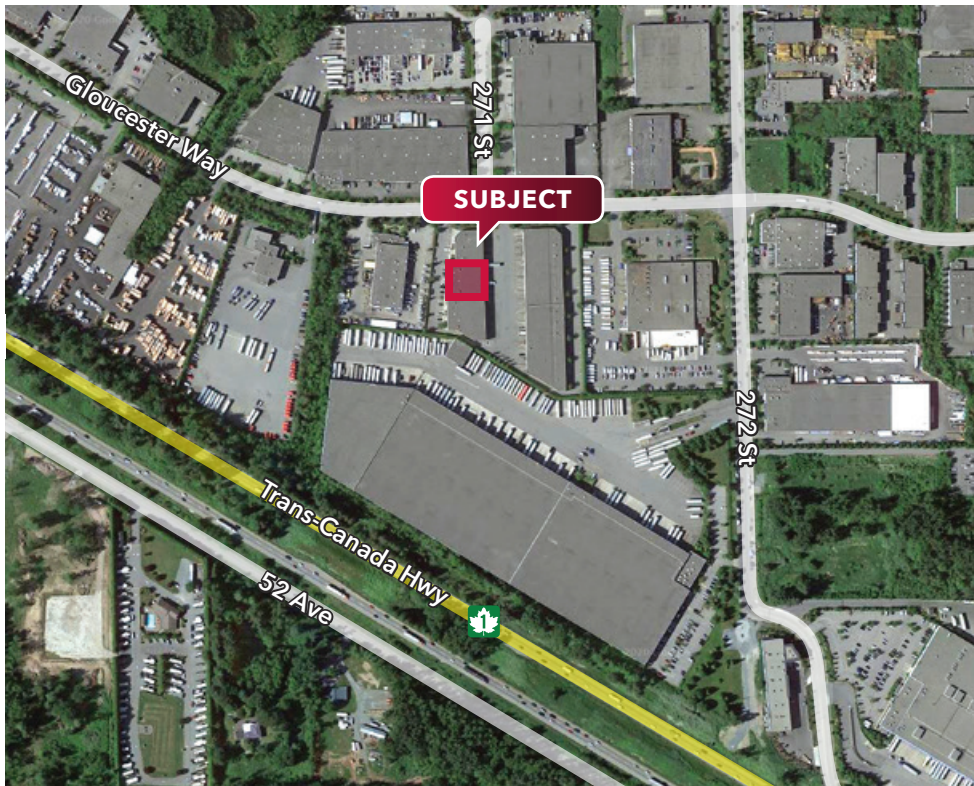
\$2.75 PSF plus 7% management fee on Basic Rent

Availability

Immediate

Sublease Term Expiry

December 31, 2022



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