

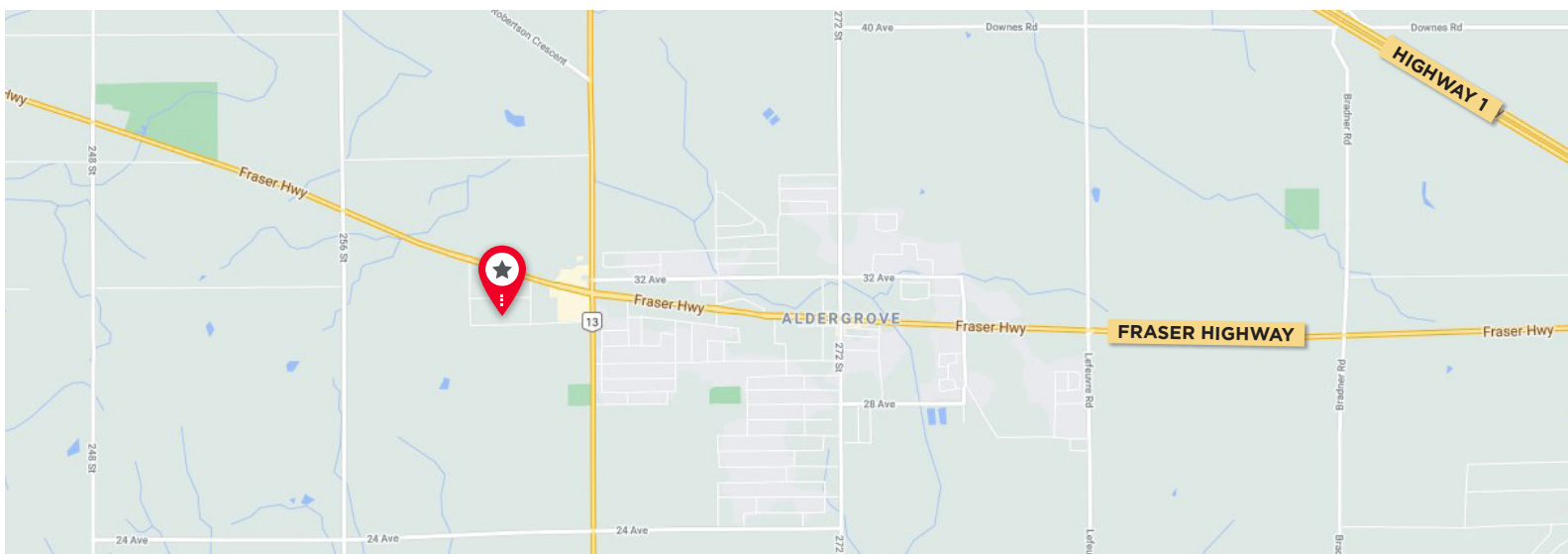


FOR LEASE

26103 30A AVENUE

LANGLEY, BC

22,000 SF ON 2.36 ACRES
POTENTIAL TO EXPAND TO 3.71 ACRES



William N. Hobbs

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26103 30A AVENUE

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LOCATION

The property is situated to the south-west of the intersection of Highway 13 and the Fraser Highway, and provides strategic access to the USA Border via the recently expanded Aldergrove Border Crossing, and all of the Metro Vancouver markets via Highway 1.

LEGAL DESCRIPTION

PID: 023-767-651

Lot A Section 24 Township 10 New Westminster District Plan LMP33263

ZONING

M-2 (General Industrial Zone) which allows for a wide range of industrial uses including manufacturing and distribution. Contact listing agent for a copy of the zoning bylaws.

SIZE

The Subject Property comprises a rectangular shaped parcel of approximately ± 2.36 acres ($\pm 102,802$ sq.ft.). The Property is improved with a freestanding industrial building comprising a gross building area of $\pm 22,052$ sq.ft.

FEATURES

- Two (2) road frontages
- Drive through warehouse
- Fully paved site
- Fully fenced
- All services in place

ASKING LEASE RATE

\$37,400 per month / quoted fully Net

PROPERTY TAXES (2019)

\$60,952.35

AVAILABLE

30 days notice



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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