

FOR SALE

5465 PRODUCTION BOULEVARD • LANGLEY, BC



SINGLE TENANT MANUFACTURING INDUSTRIAL INVESTMENT OPPORTUNITY



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LOCATION

The subject property is located on Production Way, just North of 56th Avenue, in the heart of Langley City, and is two blocks west of 200th Street, the major north-south thoroughfare which connects Langley City with the Trans Canada Highway. This area allows for easy access to 56th Avenue (Highway 10) to the west and 176th Street (Highway 15).

The property is in close proximity to the Langley Bypass, which is the major commercial and commuter artery in Langley, with traffic counts of over 55,000 vehicles per day, and is the largest retail node in the Fraser Valley.

TENANT

BM&M SCREENING SOLUTIONS LTD.

BM&M Screening Solutions Ltd. Is an international manufacturer of high speed, high capacity gyratory screens. They specialize in providing custom-built, high-speed gyratory screening solutions for all dry bulk material industries worldwide. They have more than 50 years of proven performance from equipment in the field, and their equipment continues to outperform vibratory screens and gyro-reciprocating screens in demanding applications.

The current lease term expiry is October 31, 2023 with one renewal option of 5 years.

INCOME

Please contact exclusive listing agents for detailed income information.

SALIENT DETAILS

Civic Address	5465 Production Boulevard, Langley, BC
PID	027-100-707
Legal Description	Lot 4 Section 3 Township 8 New Westminster District Plan BCP30413
Site Area	3.25 acres // 141,570 sf
Building Size	43,068 sf
Building Age	2008
Building Construction	Teck Construction
Zoning	IH - High Impact Industrial Zone
Assessed Value (2019)	\$9,973,000
Gross Taxes (2019)	\$83,796





STRATEGICALLY LOCATED ASSET



FLEXIBLE ZONING ALLOWING A WIDE RANGE OF USES



STRONG INCOME PRODUCING ASSET



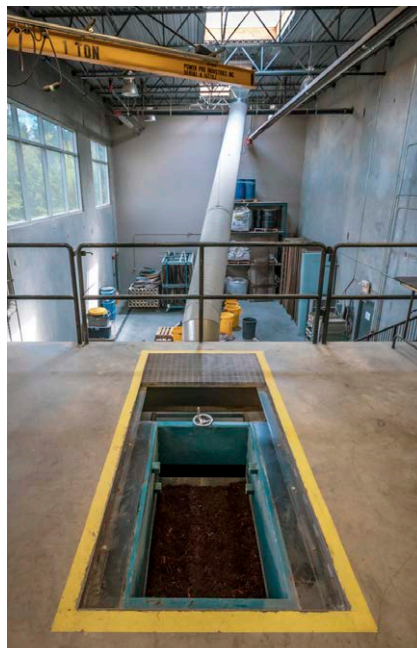
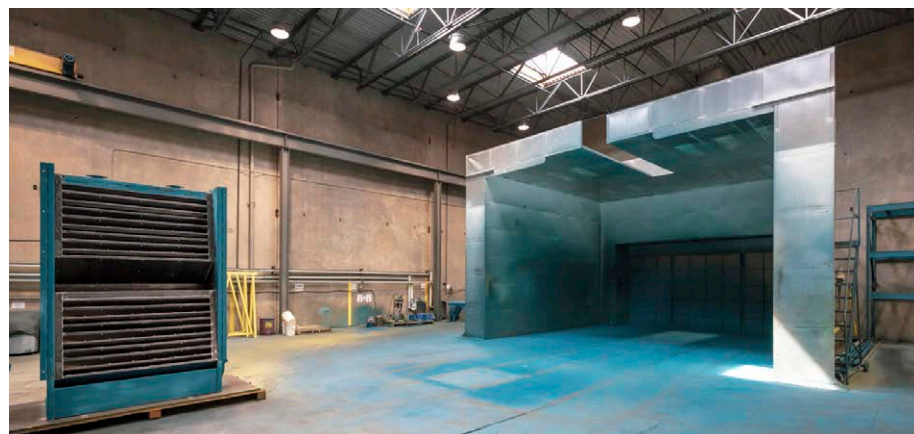
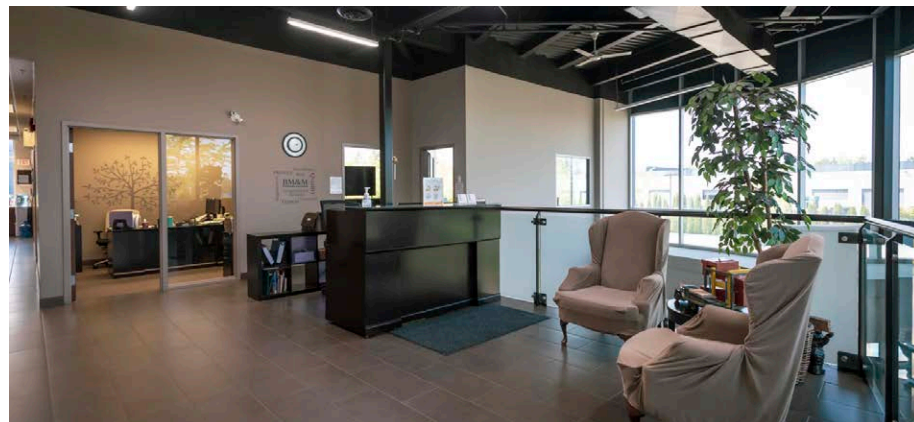
ESTABLISHED TENANCY AND COVENANT WITH OVER 50 YEARS OF OPERATING HISTORY AND AN INTERNATIONAL PRESENCE



LOW SITE COVERAGE WITH POTENTIAL TO EXPAND EXISTING BUILDING FOOTPRINT

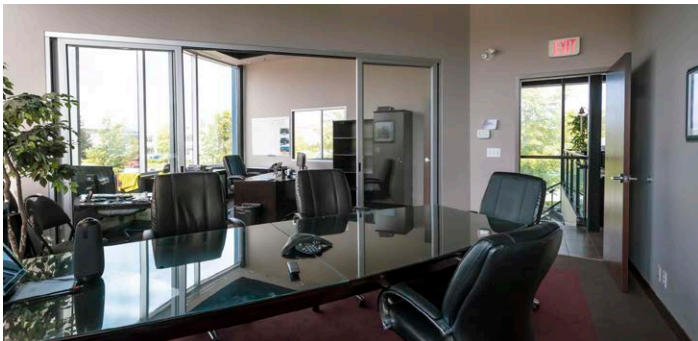
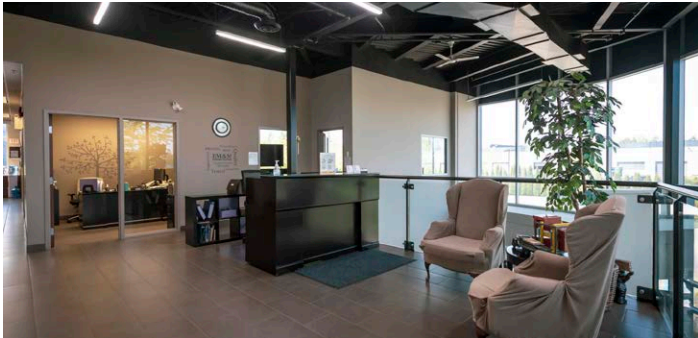
ASKING PRICE

Please contact exclusive listing agents.



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DESTINATION

TRAVEL TIME

Approximately

Fraser Highway	3 min
Highway 1	15 min
Vancouver	35 min
Abbotsford	25 min
U.S. Border	20 min

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