



**CUSHMAN &
WAKEFIELD**

FOR LEASE
5416 275TH STREET
LANGLEY, BC



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FOR LEASE 5416 275TH STREET LANGLEY, BC

LOCATION

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.
023-316-551

ZONING

M-2 (General Industrial) zoning allows for a wide variety of industrial uses which include: warehousing, storage, distribution and manufacturing services and more.

FEATURES

- 24' clear ceiling height
- 3 Phase power: 800 amps / 600 volts
- 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')
- Concrete tilt-up construction
- Extensive glazing
- Three (3) bathrooms
- Efficient office spaces
- Some yard space available

BUILDING SIZE*

Warehouse & Mezzanine Storage	12,700 sf
Office	1,500 sf
Total Area	14,200 sf

** To be confirmed by the tenant as required*

LEASE RATE

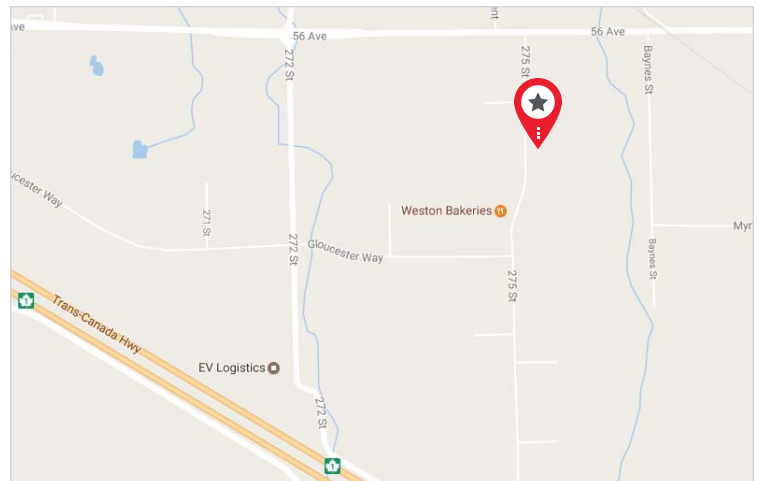
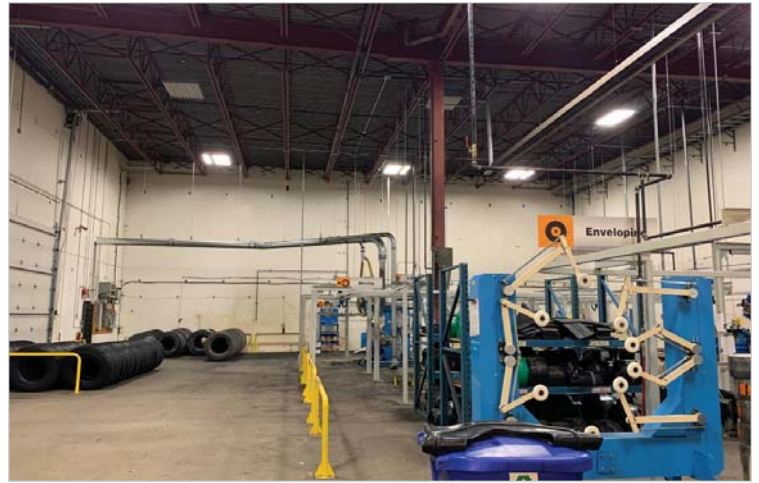
\$10.50 psf, NNN

TAXES & OPERATING COSTS

\$3.97 psf (estimated 2020)

AVAILABILITY

Immediate



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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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