

#180 - 27230 60th Avenue

Langley, BC

24,710 SF Industrial Corner Unit with Warehouse, Office, and Living Suite in Gloucester Industrial Estates

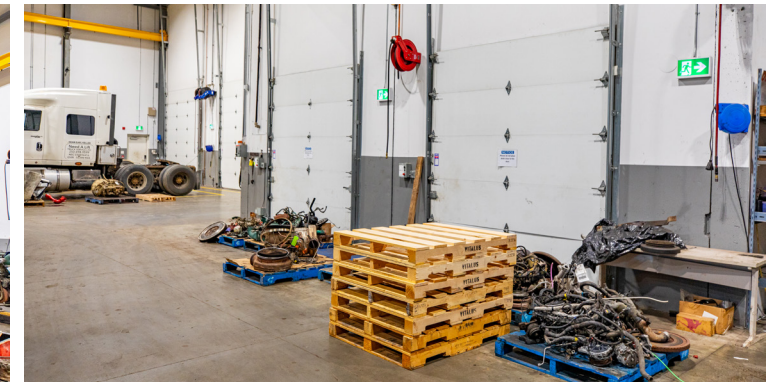


Contact

Daniel McGauley
Personal Real Estate Corporation
Senior Vice President
Industrial Properties
604 662 5186
daniel.mcgale@cbre.com

Shaun Bucke
Senior Associate
Industrial Properties
604 662 5121
shaun.bucke@cbre.com

Justin Fisher
Personal Real Estate Corporation
Vice President
Industrial Properties
604 662 5150
justin.fisher@cbre.com



Property Details

Available Area

Warehouse	20,642 SF
Office / Mezzanine	2,486 SF
Living Suite	1,582 SF
Total	24,710 SF

Asking Lease Rate

Contact Listing Agents

Additional Rent

\$7.14 PSF
(2025 Estimate)

Zoning

M-2A (General Industrial). Allows for a wide range of industrial uses including manufacturing and distribution.

Year Built

2019

Availability

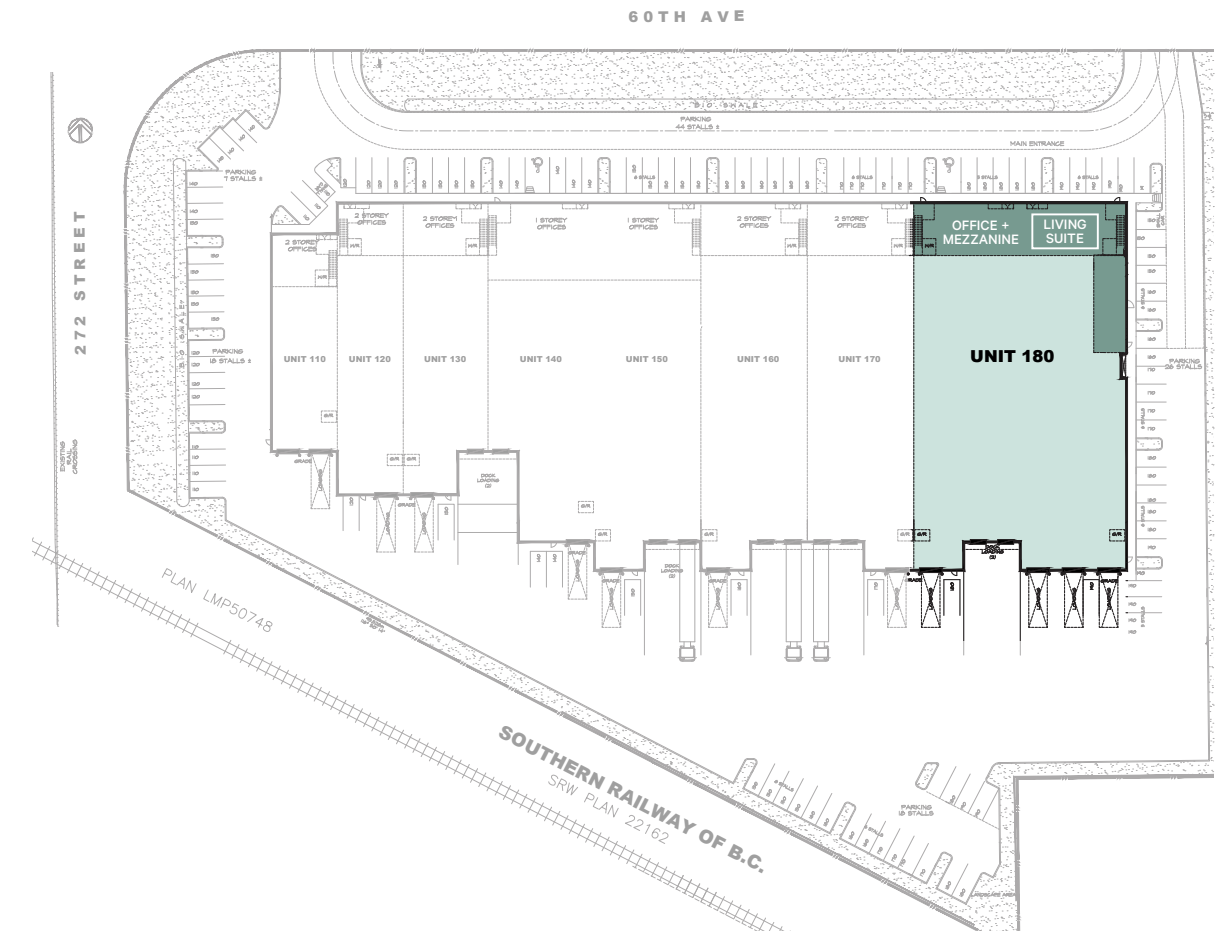
Within 3 months





Site Plan

NOT TO SCALE



Highlights

CBRE Limited is pleased to present a the opportunity to lease this first class industrial strata unit.



26 parking stalls



26' clear height in warehouse



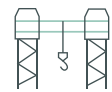
2 dock and 4 grade doors



ESFR Sprinklers for efficient racking



Warehouse skylights + ceiling fans



Three x 5 tonne cranes, one 0.5 tonne crane



High efficiency LED light fixtures



3-phase, 600 volt, 400 amp electrical



Ground floor load 500 lbs per SF



Mezzanine floor load 100 lbs per SF



Driving Times

in minutes

9

Hwy 99

55

YVR Airport

10

Hwy 91

51

Downtown Vancouver

17

Hwy 1

16

CAN/USA Border

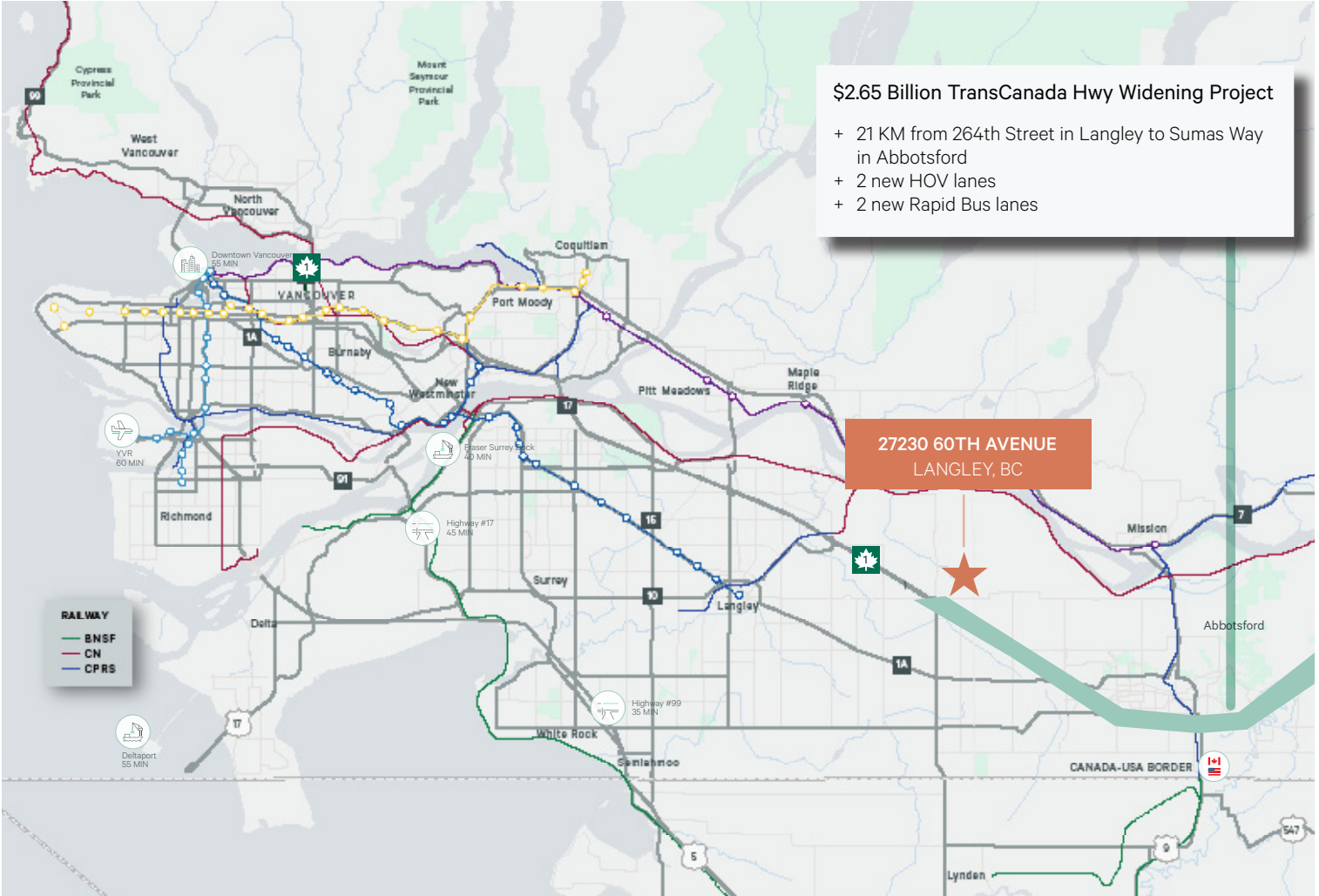
55

Deltaport

37

Fraser Surrey Docks

Situated in one of the leading master-planned industrial communities in the Gloucester region of Langley. This prime location provides easy and convenient access to Highway 1, Interior BC, Abbotsford International Airport and the US Border.



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