

# #130 - 27230 60th Avenue

Langley, BC

**NEW ASKING PRICE!**



**ASKING PRICE**

**\$565 PSF**

~~\$575 PSF~~

**Premium Industrial Strata Unit Located in Gloucester Industrial Estates with Dock & Grade Loading**

## Contact

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**Daniel McGauley**

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## Property Details

### Available Area

Warehouse	6,607 SF
Mezzanine	1,260 SF
Total	7,867 SF

### Asking Price & Lease Rate

Contact Listing Agents

### Additional Rent

\$7.00 PSF (2026 Estimate)

### Property Taxes

\$40,080 (2025 Estimate)

### Strata Fee

\$1,138.87 per month (2025 Estimate)

### Zoning

M-2A (General Industrial).  
Permitted uses include general industrial, manufacturing, warehousing, wholesaling, automotive, food & beverage, cannabis production, commercial recreation, and more.

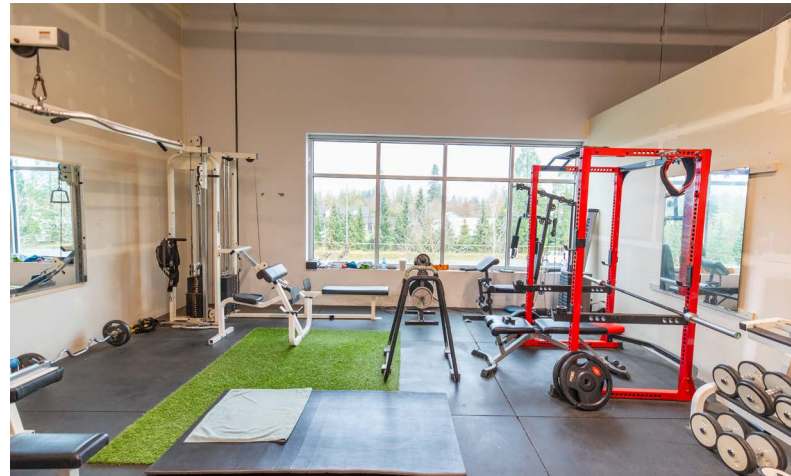
### Year Built

2020

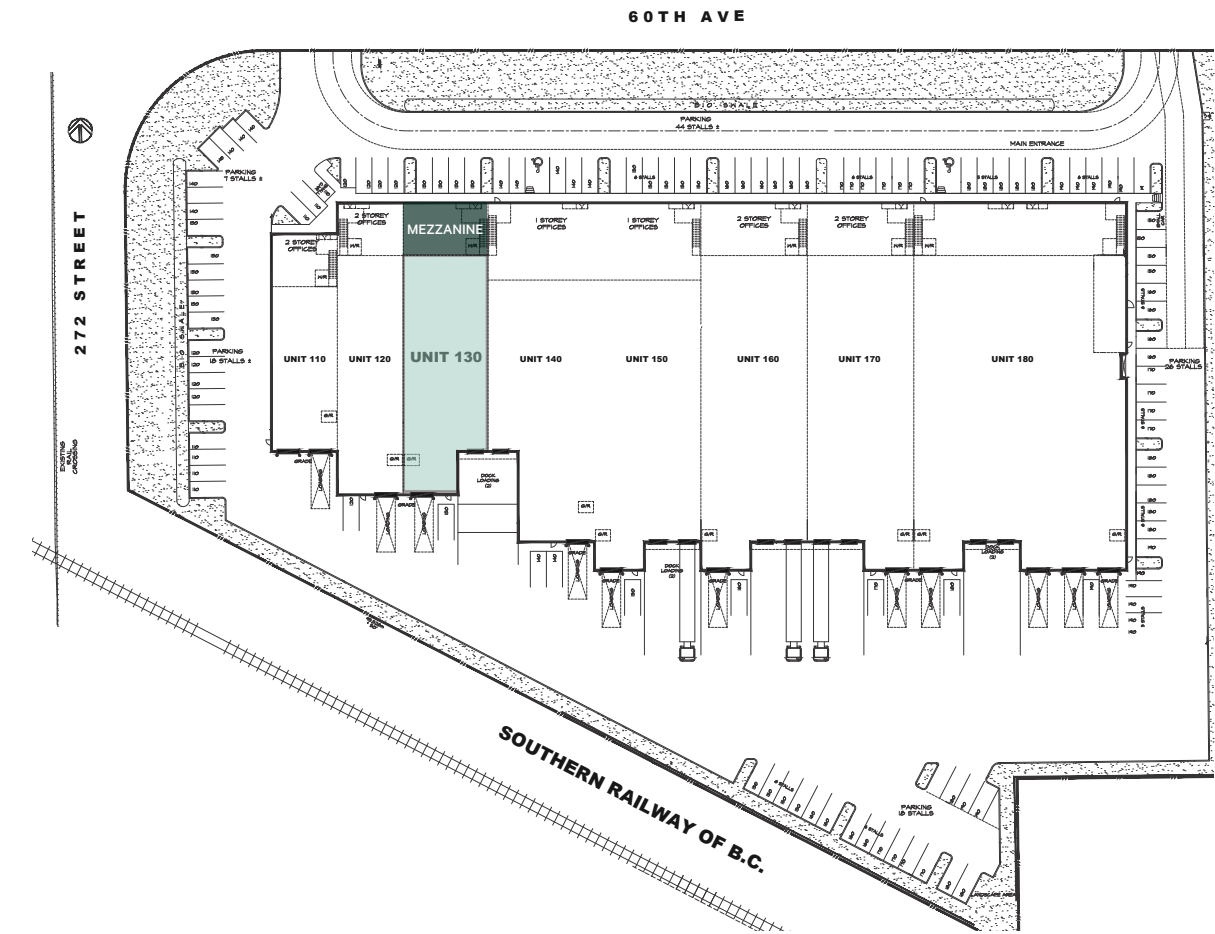
## A premium Beedie-built industrial strata unit in Gloucester Industrial Estates with dock and grade loading capabilities.

Opportunity to purchase or lease a high quality warehouse unit in one of Beedie's most recent project in the Fraser Valley, Gloucester North. Located in one of the leading master-planned industrial communities in the region, Gloucester North is a first class development complete with modern building features and an innovative design. This prime location provides easy and convenient access to Highway 1, Interior BC, Abbotsford International Airport and the US Border.





Site Plan  
NOT TO SCALE

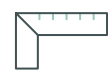


Highlights

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



11 parking stalls



26' clear height in warehouse



1 dock and 1 grade doors



ESFR Sprinklers for efficient racking



Warehouse skylights + ceiling fans



Improved 2nd floor office space



High efficiency LED light fixtures



3-phase, 600 volt, 200 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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