

26049 30A AVENUE
ALDERGROVE • LANGLEY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL PROPERTY **FOR LEASE**

Industrial Yard, Warehouse, Office & Residential Home

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Opportunity

Lee & Associates is pleased to present the opportunity to lease a unique industrial property located in the heart of Aldergrove’s established industrial area.

Situated on approximately 0.98 acres (42,872 SF), the property offers a rare combination of industrial warehouse space, office accommodations, excess yard area, and an existing residential dwelling. The site is ideally suited for contractors, transportation companies, equipment rental businesses, service providers, and other industrial users seeking a flexible property with both operational and administrative components.

The property is zoned M-2 (General Industrial), allowing for a broad range of industrial uses. Convenient access is provided via Fraser Highway, Highway 13 (264 Street), Highway 1, and the U.S. border crossings.

The residential home is currently occupied by tenants on a month-to-month basis. Ownership has advised that the tenants are aware of the lease expiration and are in the process of relocating to the United States. The expectation is that the residence will be delivered vacant by year-end, providing future flexibility for the incoming tenant.

Property Features

- » 0.98 acre industrial site
- » Existing warehouse improvements
- » Existing office improvements
- » Detached residential home
- » Excess yard area
- » Flexible industrial configuration
- » Fenced and secure site
- » Excellent truck access
- » Rare Aldergrove industrial leasing opportunity

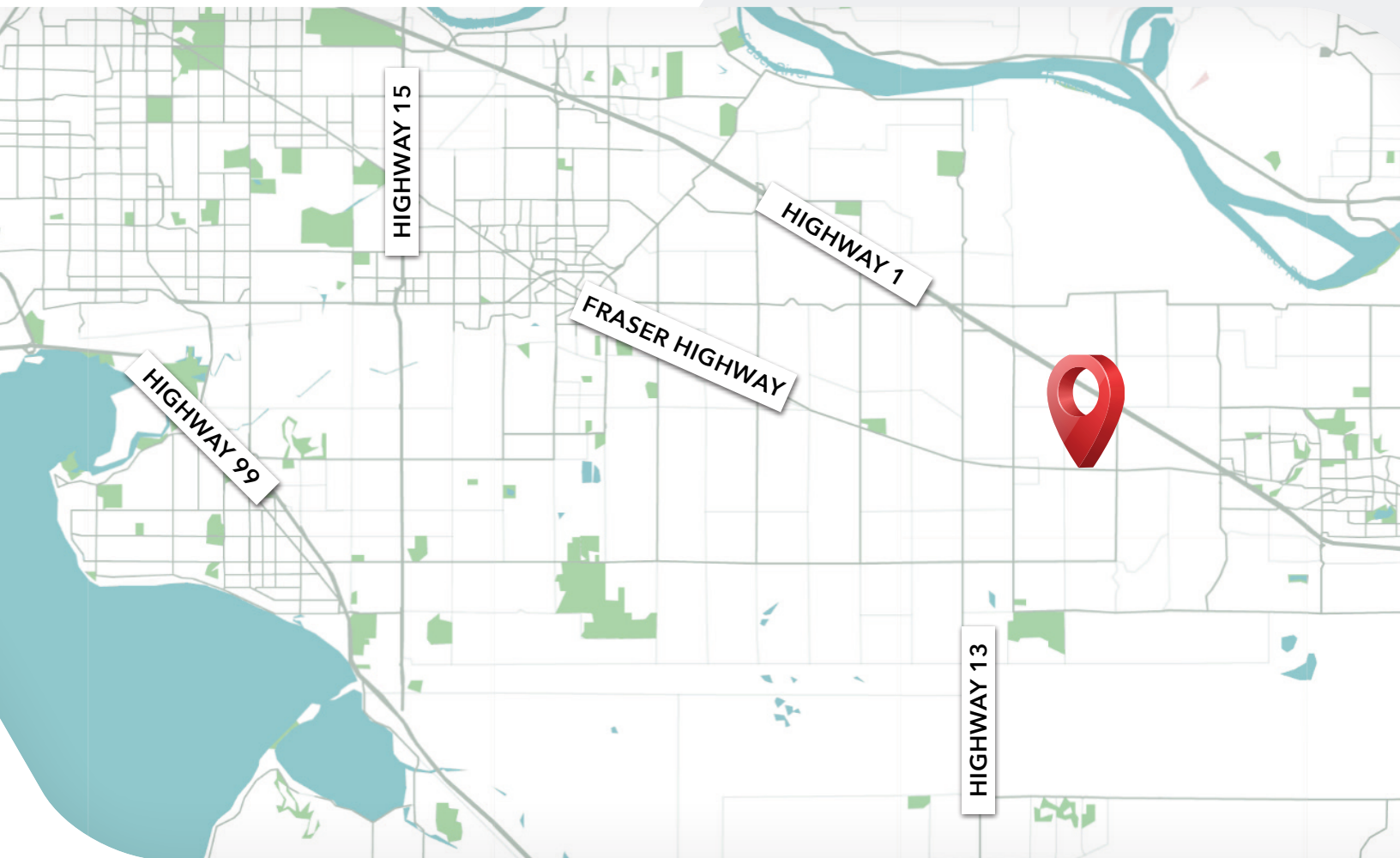


Site Size	±42,872 SF (0.98 Acres)
Building Area	±14,460 SF
Residential Home	±1,125 SF
Zoning	M-2 General Industrial (view bylaw)
Monthly Basic Rent	Contact broker
Monthly Additional Rent (2026 Estimate)*	\$8,925.95 per month + GST
Availability	January 1 st , 2027

*All leases will be triple net with tenant responsible for all utility costs and business related costs. Lease rates are quoted net of GST

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Drive Times



Fraser Highway
2 min | 250 m



Abbotsford Intl. Airport
13 min | 10.5 km



Trans-Canada Highway
6 min | 4.0 km



Highway 13
6 min | 2.9 km



Sumas Border Crossing
31 min | 21.8 km



Aldergrove Border Crossing
16 min | 9.4 km



Mission
28 min | 22.9 km



Highway 7
31 min | 26.7 km



Deltaport
59 min | 66.4 km

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