

**AVISON
YOUNG**

For Lease

5563 268th Street
Langley, BC



Available for lease, flexible warehouse and office space, featuring both dock and grade-level loading doors, in Langley's Gloucester Industrial Estates.

Michael Farrell*, Principal
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**Michael Farrell Personal Real Estate Corporation*



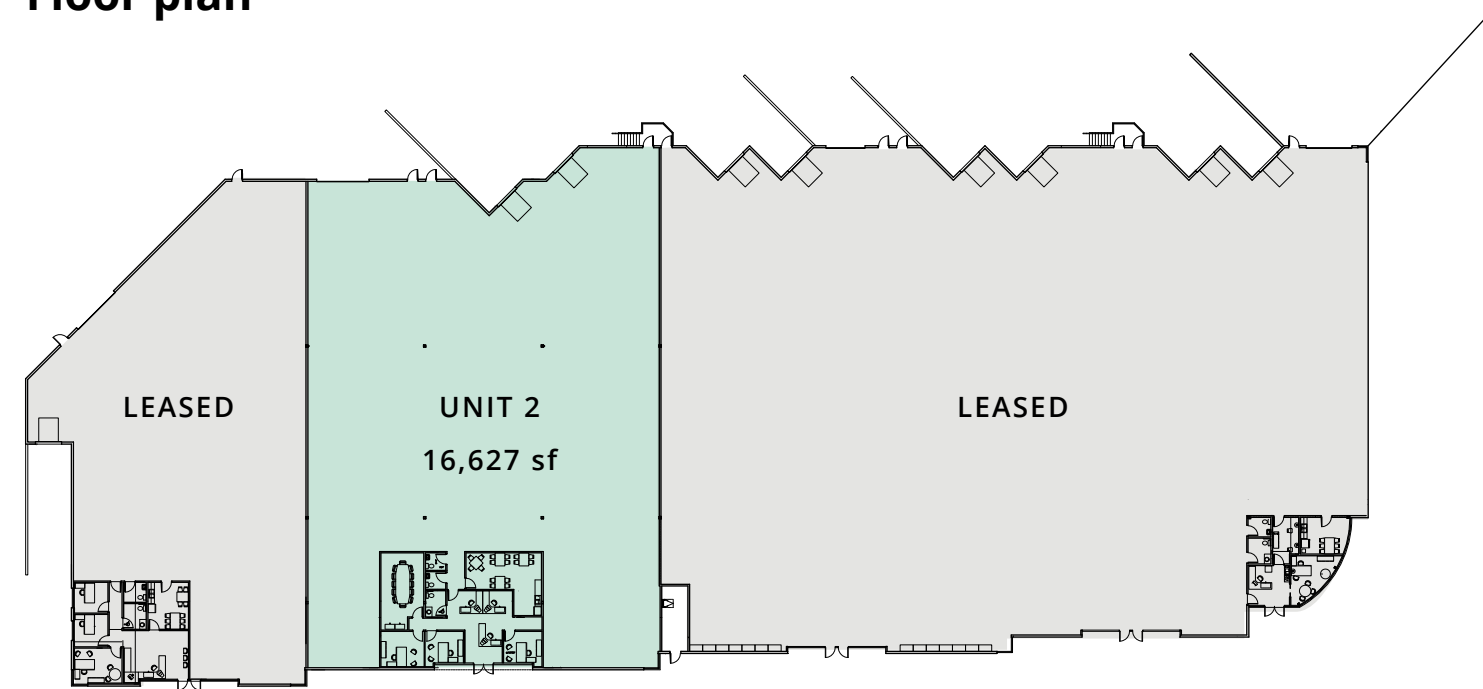
Opportunity

A secure and versatile warehouse unit available for lease, featuring both dock and grade-level loading, along with professionally built-out office space, well suited for a variety of industrial and distribution operations.

Ideally situated at the corner of 268th Street and 56th Avenue in Langley, the property offers direct access to Highway 1 (Trans-Canada Highway) via the 264th Street interchange, providing efficient connectivity across the region.



Floor plan



Property details

ZONING

M-2A General Industrial Zone

Uses include:

- Light manufacture, assembly, and repair finishing and packaging of products
- Building and garden supply centres
- Warehousing, wholesaling, and storage facility
- Vehicle rental and leasing

BASE LEASE RATE

\$18.95 per square foot per annum

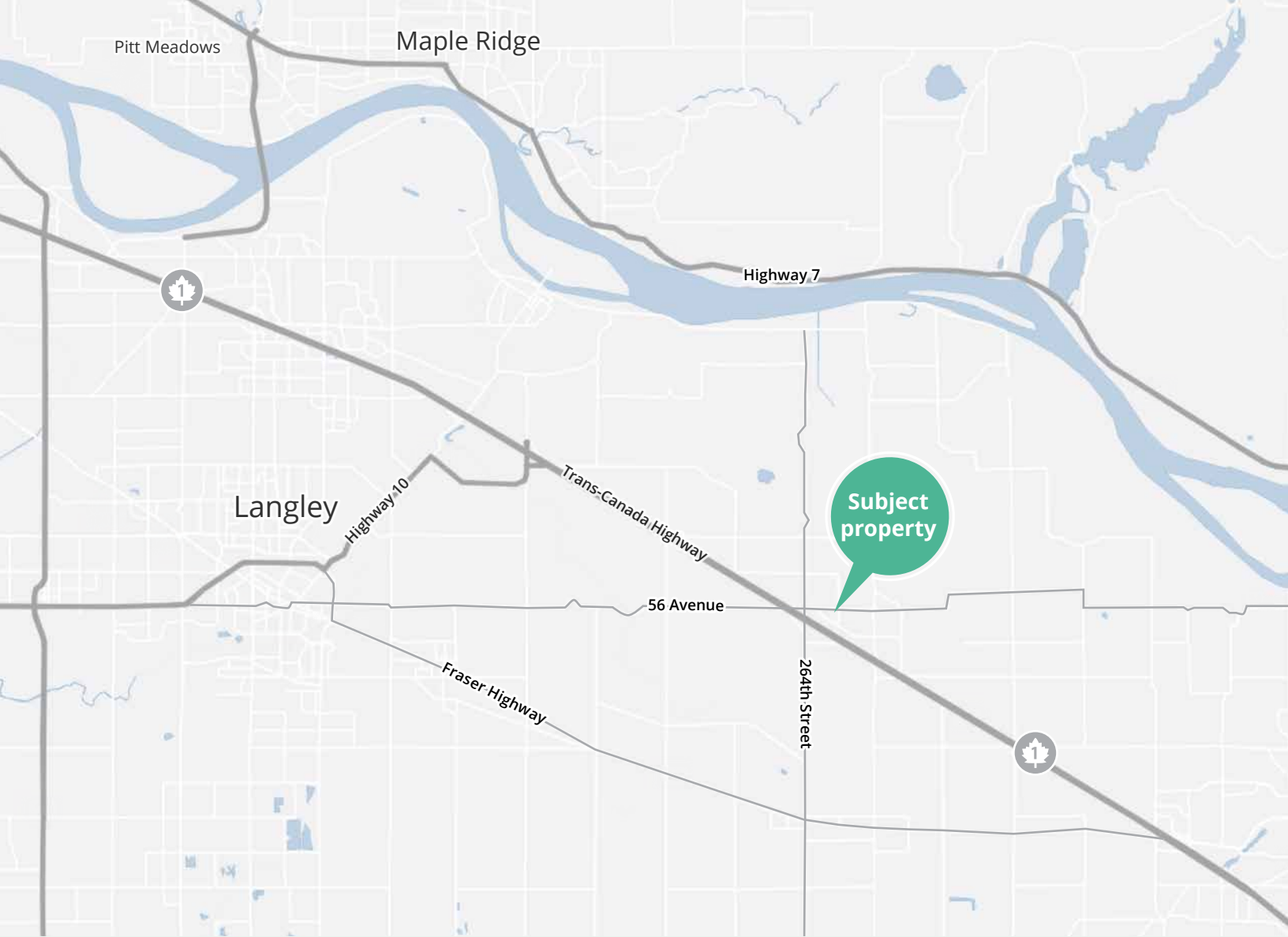
ADDITIONAL RENT

\$5.81 per square foot per annum, plus management fee

Property highlights

- Featuring professional office space
- 600 volt 3 Phase 4 wire-500 Amp
- Two (2) dock-level loading doors
- Concrete tilt design
- One (1) grade-level loading door
- Professionally managed and landscaped
- 26' ceilings
- Floors designed to 500 psf load
- Sprinklered
- 50' x 36 ' column spacing
- Metal halide lighting
- Blown gas warehouse heaters

Unit	Warehouse	Office	Total size	Availability
1	LEASED			
2	14,852 sf	1,775 sf	16,627 sf	September 1, 2026
3-4	LEASED			



Walking Times

- 05** minutes to
- McDonald's
 - Subway
 - Tim Hortons
 - Co-op Gloucester Gas Bar
 - Comfort Inn & Suites



Drive Times

- | | |
|---------------------------------------|---|
| 05 minutes to Trans-Canada Hwy | 15 minutes to US-Canada Border |
| 10 minutes to Aldergrove | 15 minutes to Abbotsford Airport |
| 15 minutes to Walnut Grove | |

Contact for more information

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