

26020 31B AVENUE
ALDERGROVE • LANGLEY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



LOW SITE COVERAGE INDUSTRIAL BUILDING **FOR LEASE**

9,415 SF Warehouse/Office Space on 0.92 Acres

Three (3) Grade Loading Doors

Situated in the Heart of Aldergrove

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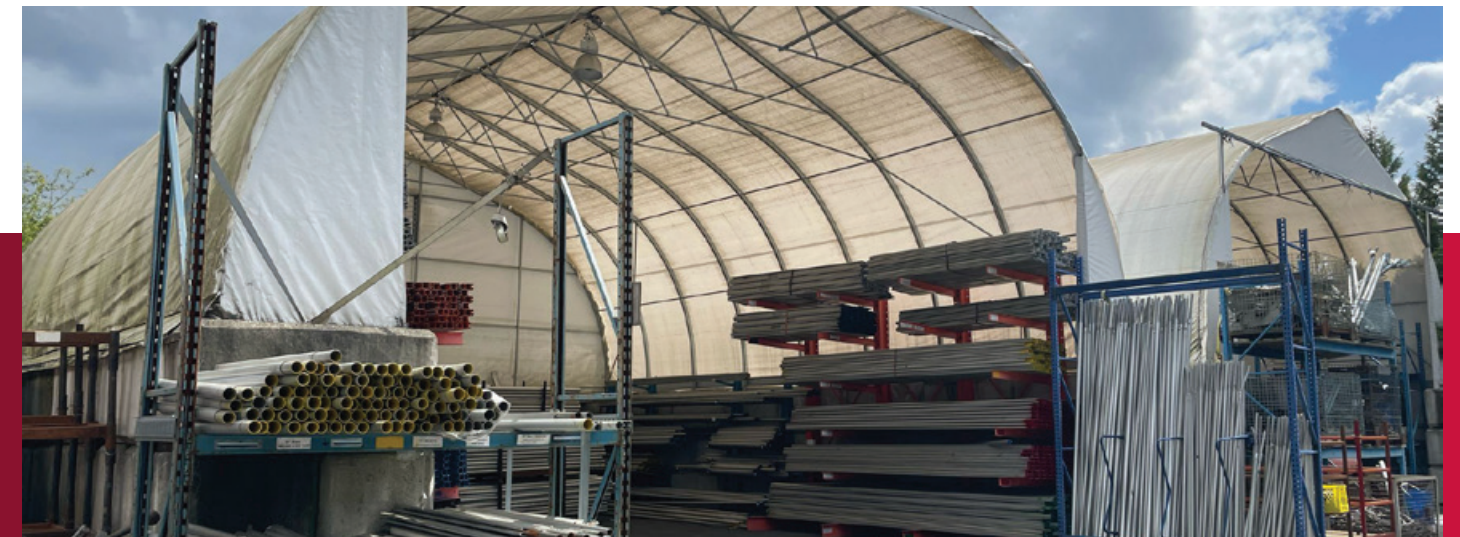
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Location

Situated in Aldergrove this property benefits from being in close proximity to several major transportation routes including Fraser Highway and Highway 13 (264 Street) which connects to Highway #1 and the US border crossing. There is an abundance of amenities nearby the property including Aldergrove Village, Aldergrove Centre, and Aldergrove Corners shopping malls, along with numerous restaurants including A&W, Wendy's, Subway, and Mcdonald's to name a few.

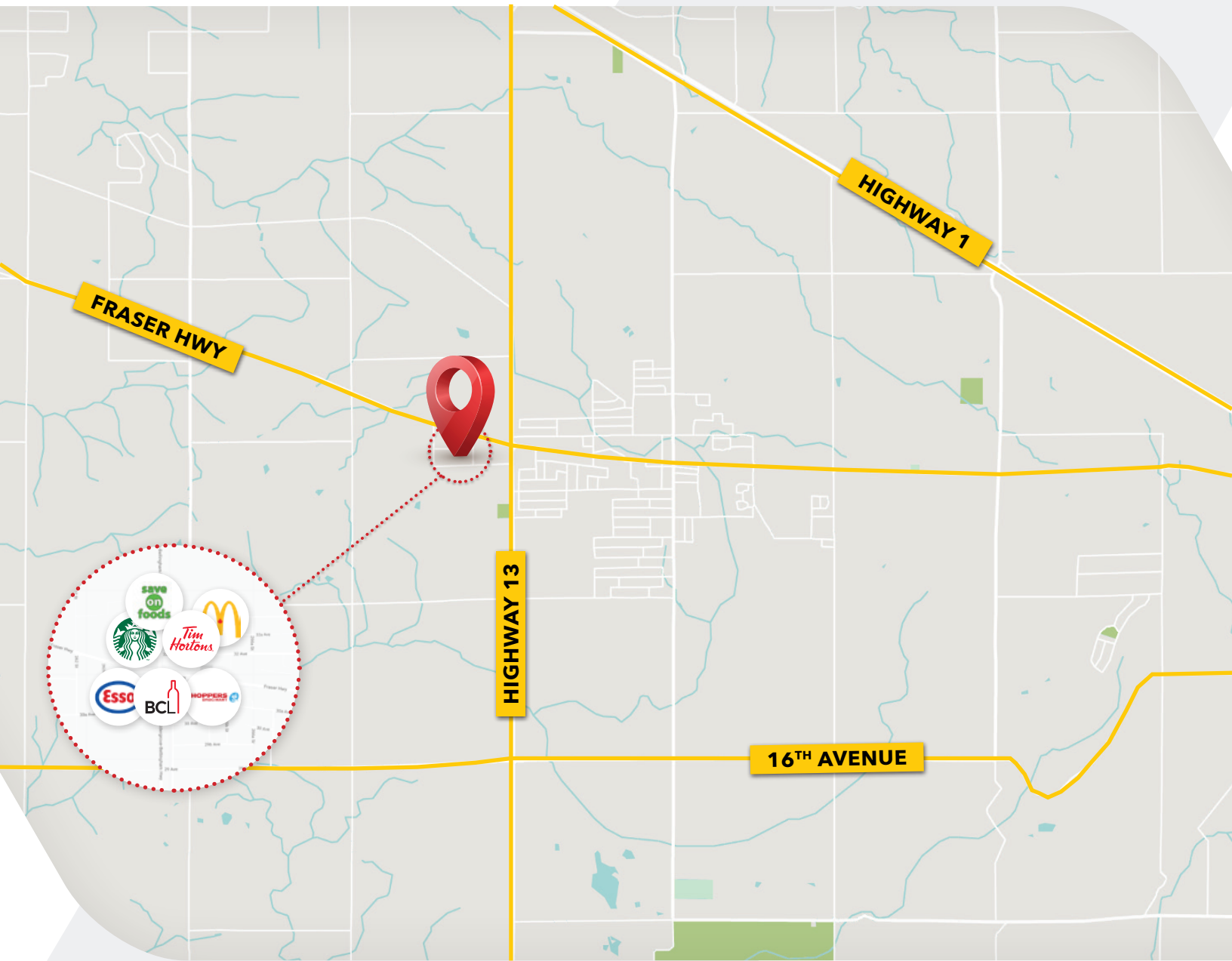
Property Features

- » Paved lot
- » Fully fenced & gated
- » 18' ceilings
- » Two (2) grade loading doors (12' X 12')
- » One (1) oversized grade loading door (18' X 15')
- » Radiant tube heating (warehouse)
- » Sprinklered
- » Two (2) piece washroom X 3
- » Three (3) piece washroom
- » Covered storage
- » Multiple private offices
- » Boardroom and reception area
- » Full HVAC office space
- » Three phase power
- » Covered balcony
- » Elegantly finished office space



Total Site Size	0.92 acres	
Excess Yard Size	9,763 SF	
Covered Storage Area	5,848 SF	
Available Building Area	Warehouse	4,508 SF
	Ground Floor Office	2,309 SF
	Second Floor Office	2,309 SF
	<u>Mezzanine</u>	<u>289 SF</u>
	Total	9,415 SF
Zoning	M-2 (General Industrial Zone). A full copy of bylaws are available upon request.	
Monthly Basic Rent	Contact broker	
Monthly Additional Rent (2026 Estimate)*	\$8,845.31 per month + GST	
	<small>*All leases will be triple net with tenant responsible for all utility costs and business related costs. Lease rates are quoted net of GST</small>	
Availability	30-60 days notice	

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