



One-of-a-Kind Facility in Gloucester Industrial Estates

FOR SUBLEASE | 26977 56th Avenue, Langley BC

142,000 square feet of first class, well maintained warehouse, manufacturing and office space, minutes from Highway 1 in Gloucester Industrial Estates.

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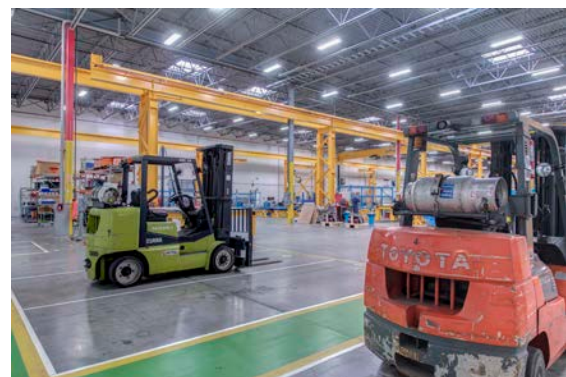
Location

The property is situated on the north side of 56th Avenue, between 268th Street and 272nd Street in the prestigious and sought after Gloucester Industrial Estates. The area sits adjacent the Trans Canada Highway, offering quick access to all areas of the Fraser Valley and Metro Vancouver.

56th Avenue is a major thoroughfare through Gloucester Industrial Estates, making this location superior for access to both trucks and employees.

HIGHLIGHTS

- 142,000 square feet
- Manufacturing/distribution facility with cranes
- Quality concrete tilt up construction
- Professionally built, owned and managed by Beedie
- Sublease term to May 31, 2028



SHOP/WAREHOUSE FEATURES

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| Quality, concrete tilt up construction by the Beedie |
| 26' clear ceilings complete with skylights |
| 1600 amp power service at 347/600 volts |
| 12 dock doors with levelers |
| 5 grade level loading doors |
| Metal canopy above dock and grade loading doors |
| Radiant heating above doors |
| Painted warehouse interior |
| Eye wash station |
| T5HO lighting, ESFR sprinklers |
| Excellent truck access and maneuvering areas, efficient column spacing |
| 300 SF shippers office |
| Paint booth |

AVAILABLE SPACE

| | |
|---|------------|
| Main Floor Plant Offices & Amenity Area | 8,353 SF |
| Warehouse Mezzanine | 1,837 SF |
| Storage Mezzanine | 506 SF |
| Plant/Warehouse Area | 91,798 SF |
| Warehouse Expansion (built in 2016) | 40,000 SF |
| TOTAL | 142,494 SF |

ZONING

M-2A (Heavy Industrial) permitting a wide range of industrial uses including manufacturing, warehousing, wholesale distribution assembly, food and related office functions.

| | |
|-----------------------|-----------------|
| SUBLEASE RATE | \$9.95/SF |
| OP. COSTS (2020 EST.) | \$3.01/SF |
| AVAILABILITY | 60 DAYS' NOTICE |
| SUBLEASE TERM | TO MAY 31, 2028 |

OFFICE FEATURES

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|---|
| Employee lunchroom and amenity area with covered patio |
| First class office area featuring a combination of private offices and open place space |
| Completely air conditioned |
| Computer server room |
| 84 parking stalls |
| Professional landscaping |
| Extensive glazing and attractive facade |

CRANE SUMMARY

Fabrication Plant (Area 1):

Three, 10 ton bridge cranes, 21' under hook, One, 5 ton gantry crane, 21' under hook, Twelve, 1 ton jib cranes, 12' under hook.

Machining Plant (Area 2):

Two, 1 ton jib cranes, Two, 1 ton gantry cranes, Two, 5 ton gantry cranes with 21' hook height, Two, 10 ton cranes, 21' hook height

Assembly Plant (Area 3):

Three, 1 ton jib cranes, Three, 5 ton bridge cranes, 21' under hook, Three, 10 ton bridge cranes, 21' under hook, Two, 16 ton bridge cranes, 21' under hook.

** Cranes, bridges, jibs and paint booth are owned by the Tenant and are available separately from the sublease*





LOCATION HIGHLIGHTS

- 2 Minutes to 264th Street & Highway 1 Interchange
- 10 Minutes to Abbotsford International Airport
- 15 Minutes to 200th Street Interchange
- 15 Minutes to Port Kells
- 25 Minutes to Campbell Heights
- 25 Minutes to CN Intermodal (Surrey)
- 45 Minutes to DeltaPort
- 50 Minutes to Downtown Vancouver

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