



# MODERN INDUSTRIAL WAREHOUSE



Floor area of 14,500 sq.ft



Prime Location



A115 5525 272 St, Langley



PID - 029-745-608



**Sat Swaich**

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# OPPORTUNITY

Unit A115 presents a rare opportunity to acquire a 14,569 SF Class A industrial strata unit within a modern facility constructed in 2015. Featuring approximately 26' clear heights, dock and grade loading, ESFR sprinkler protection, and 347/600V three-phase power, the space is well-equipped to support a wide range of industrial, manufacturing, and logistics operations. Integrated office improvements allow for seamless administrative and warehouse functionality with immediate occupancy.

Zoned M-2A General Industrial, the property permits a broad range of industrial uses and offers greater operational flexibility than many strata industrial units. The complex is specifically designed to accommodate heavier industrial users, with exceptional maneuverability for large vehicles, including semi-truck access, loading, and on-site staging.

## SALIENT DETAILS

|                         |  |
|-------------------------|--|
| <b>ADDRESS:</b>         | A115 5525 272 St, Langley  |
| <b>PID:</b>             | 029-745-608  |
| <b>Warehouse Area:</b>  | 9,500 sq.ft  |
| <b>Office Area:</b>     | 5,069 sq.ft  |
| <b>Total Area:</b>      | 14,569 sq.ft   |
| <b>Zoning:</b>          | M-2A   |
| <b>Year Built:</b>      | 2015   |
| <b>Strata Fees:</b>     | \$1,748.54   |
| <b>Taxes:</b>           | \$65,077.57  |
| <b>Ceiling Height :</b> | 26'  |
| <b>Parking:</b>         | 12 dedicated stalls with up to 20 parking spaces total   |
| <b>LEGAL:</b>           | STRATA LOT 4, PLAN EPS3324, SECTION 6, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V |



# HIGHLIGHTS



**Location:**  
Situated within Langley's established Gloucester industrial area, supporting diverse industrial users.



**Zoning:**  
Zoned M-2A supporting warehousing, manufacturing, and distribution.



**Dock:**  
3 Loading Docks: 2 dock loading w/ bumpers & seals + 1 grade loading



**Ceiling Height:**  
26-foot clear height supporting efficient storage and operations.

# PROPERTY OVERVIEW



14,569 Sq.ft



Industrial Space

Located in a Prime Gloucester area, this space offers prime exposure & accessibility. An opportunity for a turn-key space for your operating business. No compromises here with abundant parking, ideal warehousing, pre-built office space & a location that is ready now but ever expanding for future growth.



# IDEAL USES

Unit 115 is well suited for a wide range of industrial and business operations, including users requiring more demanding industrial functionality than typical strata units. The unit's 26' clear height, dock and grade loading capabilities, and 347/600V three-phase power support efficient handling, storage, manufacturing, and movement of goods, while integrated office improvements allow administrative functions to operate seamlessly within the same footprint.

Permitted under M-2A General Industrial zoning, the space can accommodate warehousing and distribution operators, e-commerce fulfillment, trade contractors, manufacturing or assembly operations, wholesale suppliers, and equipment or service-based businesses. The complex is designed to accommodate larger vehicles, including semi-truck access and on-site staging, providing operational flexibility for heavier industrial users.

Parking is a significant advantage, with 12 designated stalls plus approximately 14 additional spaces directly in front of the bay doors, along with ample street parking nearby—an uncommon feature that enhances accessibility for staff, customers, and fleet vehicles. The unit presents an excellent opportunity for owner-occupiers or investors seeking a highly functional industrial asset within a professionally managed environment.



# LOCATION

Located in the attractive Gloucester Industrial park, within the Township of Langley. The subject property offers a rare opportunity to purchase newer high quality strata units with build to suit offices. Gloucester Industrial Estates is a master-planned industrial community strategically located in northeast Langley on the north side of the Trans-Canada Highway at the 264th Street Interchange. This business park is bound by 264th Street to the west and 275th Street to the east. As a result, the area offers excellent access to all areas of the Lower Mainland in addition to the Canada/U.S. Border.



# FLOOR PLANS



## Floor 1 - Warehouse & Office



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# FLOOR PLANS



## Floor 2 - Office Mezzanine



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# PHOTOS

## Warehouse



## Office Space



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