

FOR SUBLEASE

26104 Fraser Highway, Langley B.C.

30,000 SF INDUSTRIAL YARD WITH OFFICE FOR SUBLEASE

Fraser Highway (+/- 19,000 VPD)



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OPPORTUNITY

Presenting the opportunity to sublease 30,000 SF (0.69 acres) of secured industrial yard space with direct frontage and exposure to $\pm 19,000$ vehicles per day (VPD) along Fraser Highway in Aldergrove.

Zoned M-2 (General Industrial), the property accommodates a variety of industrial uses, including outside storage, vehicle and equipment parking, and wholesale operations. The yard is graded and levelled, features secure gated access, and includes a 256 SF office trailer.

For further details or to arrange a tour, please contact the listing agents.

HIGHLIGHTS



$\pm 30,000$ SF (0.69-acre) industrial yard



256 SF office trailer



Graded and Leveled



Exposure to $\pm 19,000$ VPD



Base Rent: Contact Agent



SALIENT DETAILS

Civic Address: 26104 Fraser Highway, Langley, B.C.

Legal Description: LOT 62 SECTIONS 24 AND 25 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 56535

PID: 005-506-298

Site Size: 30,000 SF (0.69-acres)

Site Details:

- 256 SF Office Trailer
- Secure Gated Entry
- Leveled and Graded
- Exposure to 19,000 VPD
- Direct ingress/egress to Fraser Highway

Zoning: M2 – General Industrial

The intent of Township of Langley's M2 (General Industrial) zoning is to support industrial uses that generate employment, including manufacturing, processing, distribution, service, and repair, with operations that may require outdoor storage or large transportation facilities.

Allowable Uses : Permitted uses include:

- Outside/Unenclosed Storage
- Commercial Vehicle Parking
- Vehicle Sales, Rental and Leasing
- Lumber Yard
- Pubic Works Yard

Availability: Immediate

Base Lease Rate: Contact Agent

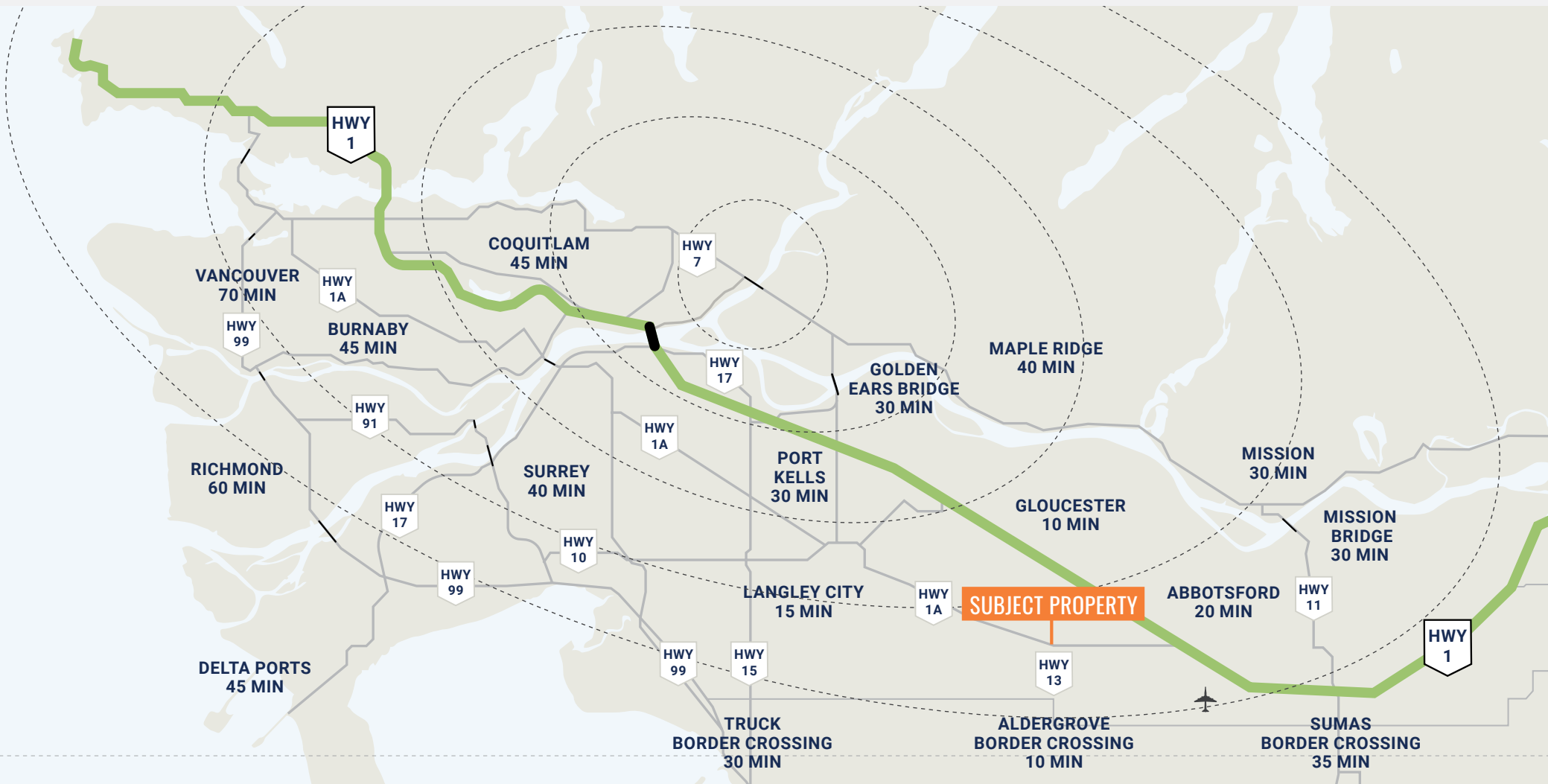
Additional Rent: \$1.28/sf (2026 Est.)

Total Monthly: Contact Agent



DRIVE TIMES

Located on Fraser Highway in the Township of Langley, this industrial yard offers exceptional exposure within a well-established and growing industrial node. The subject property has exposure to 19,000 VPD along the Fraser Highway, ensuring excellent visibility and convenient connectivity throughout Langley and the broader Fraser Valley. Surrounded by a strong residential base, established neighborhood retail, and a growing industrial presence, the location is ideally suited for users seeking high exposure, easy access, and consistent consumer traffic within an evolving trade area.



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