



- ▶ **0.50 - 5.42 Acres Outdoor Commercial Storage Available**
- ▶ **Conveniently Located Near The USA Border**

Location

Located in rural East Langley, this site offers a service industrial-designated property. The property is conveniently located in close proximity to several major transportation routes, including Highway 1 via the 264th Street interchange and Highway 13. Proximity to Lynden-Aldergrove Border Crossing.

Highlights

- ▶ Outside storage permitted
- ▶ Vehicle parking permitted
- ▶ Gravelled and levelled

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Available Areas

Available Space	Gross Rent	Total Monthly + GST*	Availability
0.50 Acres	\$3.50 PSF per annum	\$6,352.50	Immediately
1 Acre	\$3.50 PSF per annum	\$12,705.00	Immediately
2.50 Acres	\$3.50 PSF per annum	\$31,762.50	Immediately
4 Acres	\$3.50 PSF per annum	\$50,820.00	Immediately
5.42 Acres	\$3.50 PSF per annum	\$68,861.10	Immediately

*Lease rates are quoted net of GST.

Zoning

RU-2 - Rural Zone
 TUP Commercial Outdoor Storage Area

Permitted uses include:

- Open storage of building materials & equipment
- Landscape/hardscape materials
- Parking for commercial vehicles and/or equipment (excluding wrecked vehicles, semi-trucks, transportation and trucking terminals)

Site Plan



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