

FOR LEASE

Industrial
Facility Space
From **6,293 SF**
to **34,668 SF**

26868 56 Avenue, Langley

Accelerating success.



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Opportunity

Colliers is pleased to present the opportunity to lease up to 34,668 SF of highly efficient distribution & logistics oriented industrial space in Gloucester Industrial Estates.

The subject property is strategically positioned with near immediate access to the Trans-Canada Highway (Highway 1) via the 264th Interchange. This connectivity is vital for businesses that rely on key transportation routes for logistics and distribution. Quick access to the Trans-Canada allows for efficient movement of goods and services, reducing transportation costs and improving delivery times for a range of business operations.

Ten dock level loading doors with hydraulic levelers and one grade level door provide a highly efficient loading configuration for high-volume logistics requirements.



Property Overview

Civic Address 26868 56 Avenue, Langley

Zoning [M-2A \(General Industrial\)](#)

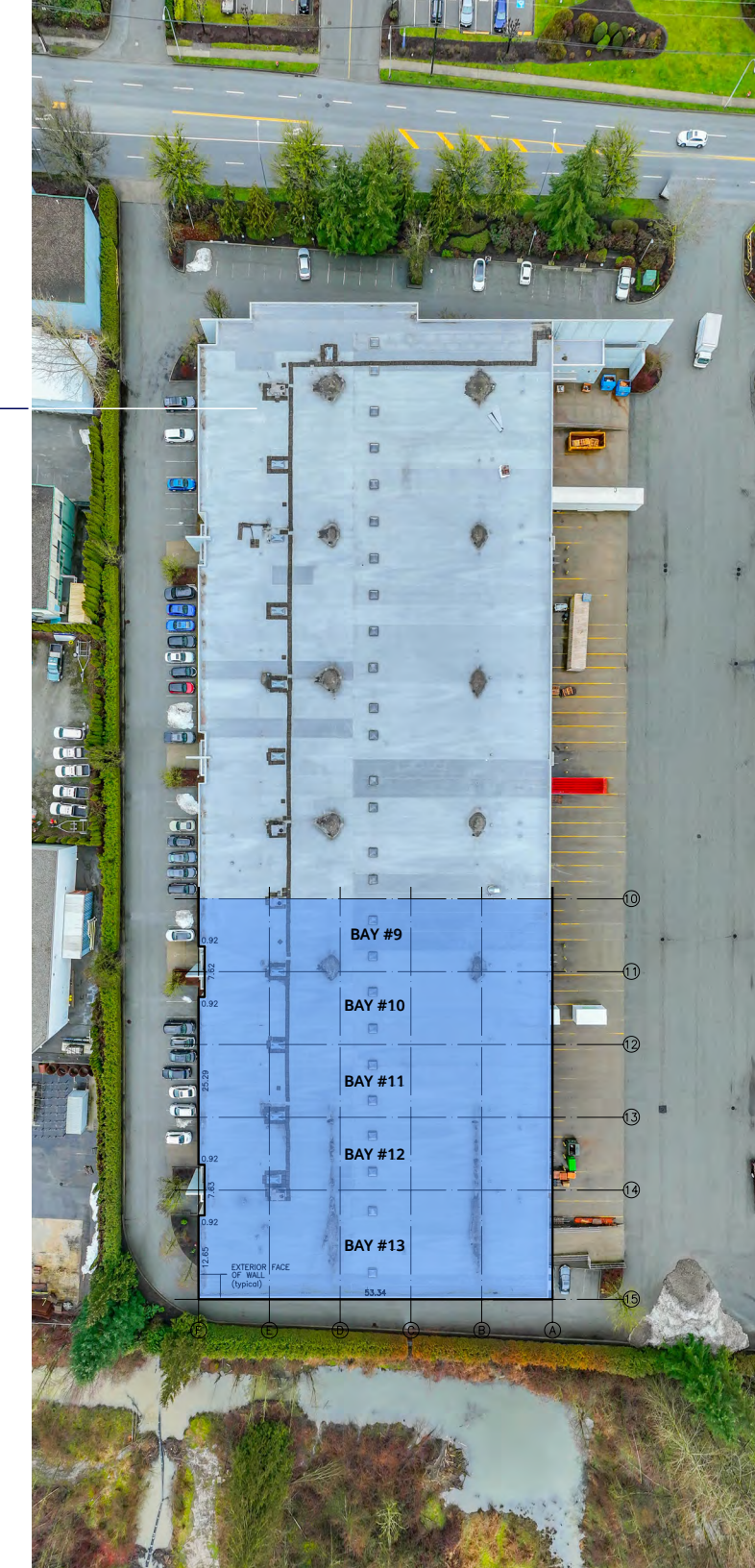
Lease Rate \$19.00 per SF

Operating Costs \$6.10 per SF (2025 estimate)

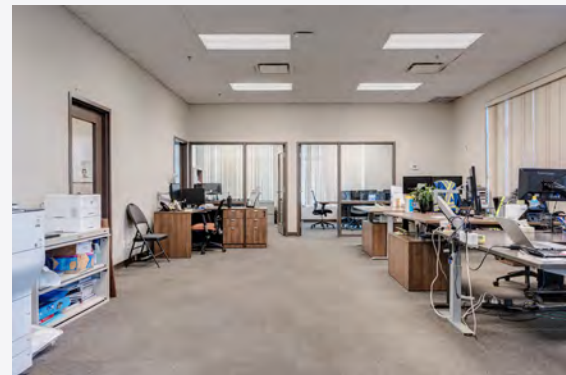
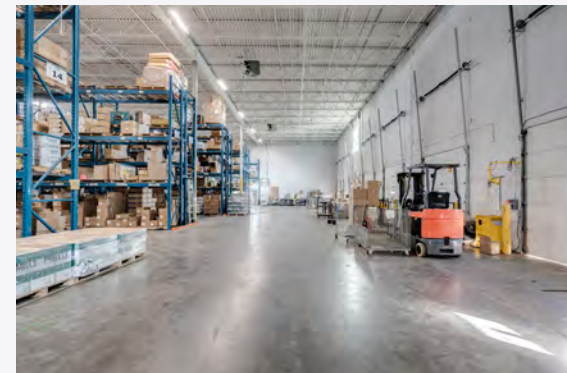
Availability October 1, 2025

Bay	Unit Size
9	6,293 SF
10	6,293 SF
11	6,332 SF
12	6,293 SF
13	9,457 SF
TOTAL	34,668 SF

Building Area Breakdown



Gallery



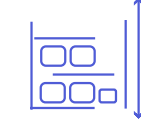
Building Features



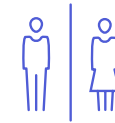
Front office / rear loading design



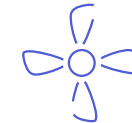
Ample parking



26' clear height



Handicapped accessible washrooms



HVAC throughout office space



1 grade level loading door



10 dock level loading door



LED lighting



ESFR sprinkler system



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