

# #180 - 27230 60th Avenue

Langley, BC

24,710 SF Industrial Corner Unit with Warehouse, Office, and Living Suite in Gloucester Industrial Estates



## Contact

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Property Details

Available Area

Warehouse	20,642 SF
Office / Mezzanine	2,486 SF
Living Suite	1,582 SF
Total	24,710 SF

Asking Lease Rate

Contact Listing Agents

Additional Rent

\$7.14 PSF  
(2025 Estimate)

Zoning

M-2A (General Industrial). Allows for a wide range of industrial uses including manufacturing and distribution.

Year Built

2019

Availability

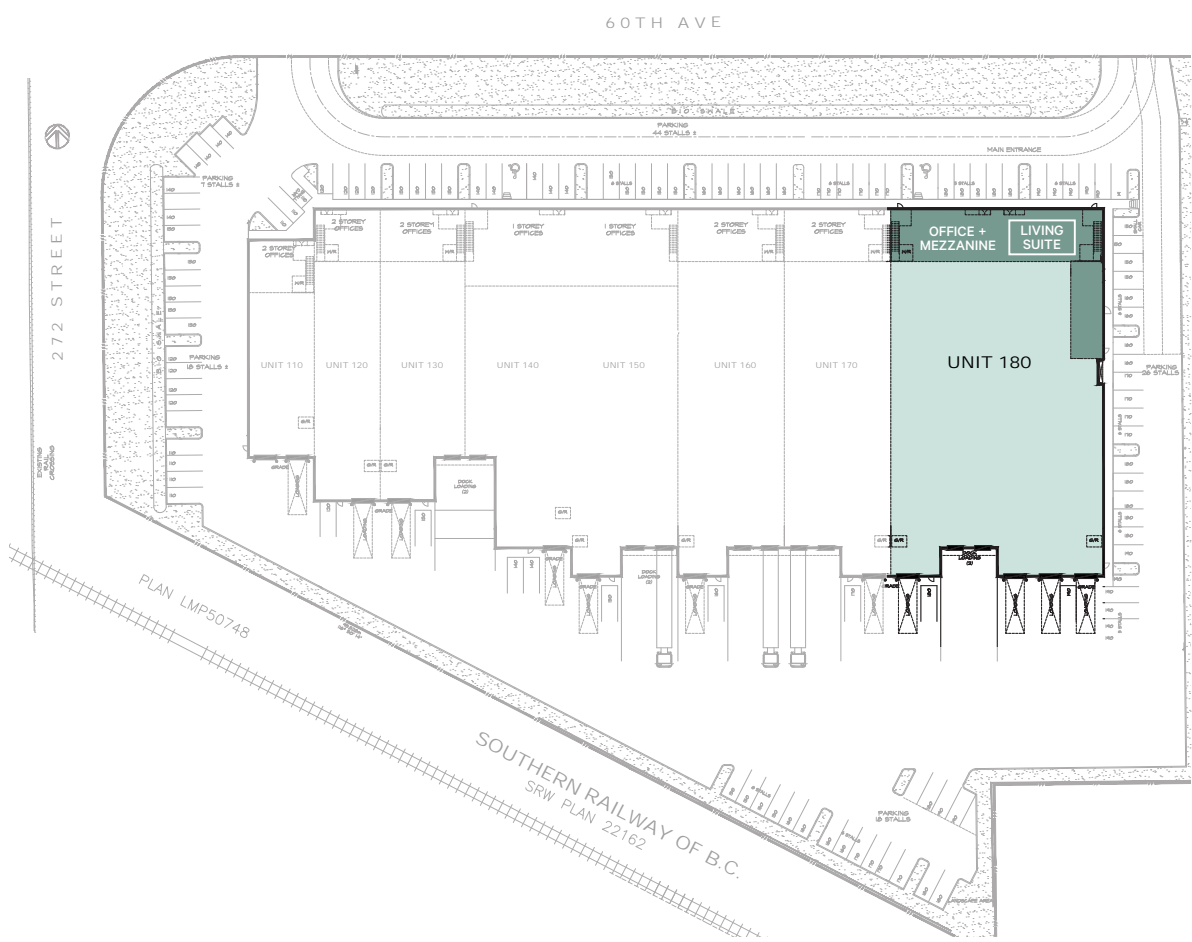
Within 3 months








Site Plan  
NOT TO SCALE




Highlights


CBRE Limited is pleased to present a the opportunity to lease this first class industrial strata unit.




26 parking stalls




26' clear height in warehouse



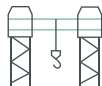
2 dock and 4 grade doors




ESFR  
Sprinklers for efficient racking




Warehouse skylights + ceiling fans




Three x 5 tonne cranes, one 0.5 tonne crane




High efficiency LED light fixtures



3-phase, 600 volt, 400 amp electrical



Ground floor load 500 lbs per SF



Mezzanine floor load 100 lbs per SF





27230 60th Avenue

Unit 180 | Langley, BC

**CBRE**

## Driving Times

in minutes

9

Hwy 99

55

YVR Airport

10

Hwy 91

51

Downtown  
Vancouver

17

Hwy 1

16

CAN/USA  
Border

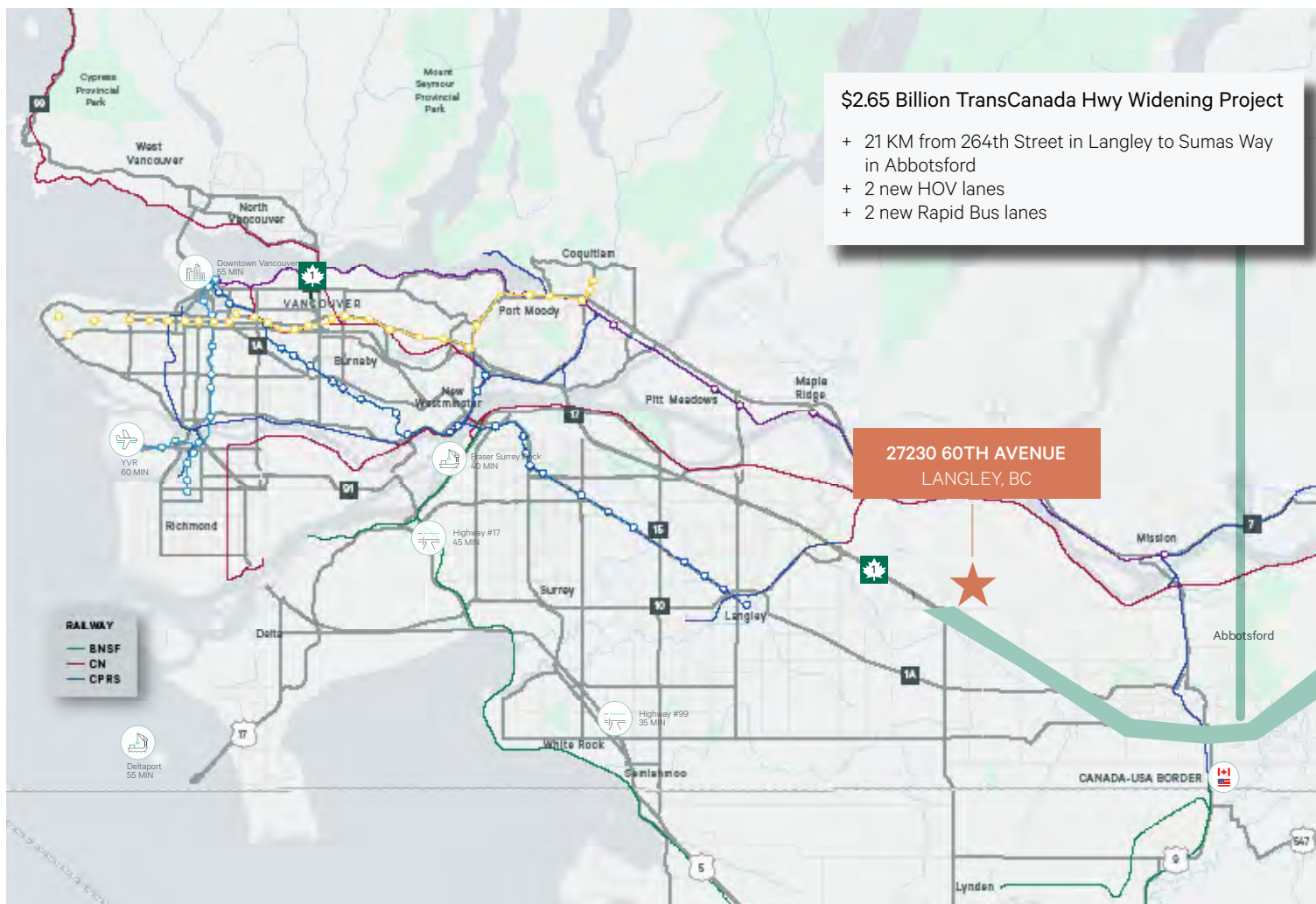
55

Deltaport

37

Fraser Surrey  
Docks

Situated in one of the leading master-planned industrial communities in the Gloucester region of Langley. This prime location provides easy and convenient access to Highway 1, Interior BC, Abbotsford International Airport and the US Border.



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