

FOR SALE

3 - 27355 GLOUCESTER WAY, LANGLEY, B.C.

VACANT POSSESSION

8,315 SF

DOCK & GRADE LOADING

REDUCED PRICE



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Marcus & Millichap

OPPORTUNITY

Marcus & Millichap is pleased to present the opportunity to acquire Unit 3 - 27355 Gloucester Way, Langley, British Columbia (the "Subject Property"). Strategically located within Gloucester Industrial Estates with convenient access to Highway 1, Fraser Highway, and Highway 13, the Subject Property offers excellent connectivity throughout Metro Vancouver, the Fraser Valley, and key cross-border trade routes.

The Subject Property is offered with vacant possession and benefits from 24' clear ceiling heights, heavy electrical service, and flexible M2-A zoning permitting a wide range of industrial and service commercial uses.






SALIENT DETAILS

Municipal Address:	3-27355 Gloucester Way, Langley, B.C.	
PID:	025-405-381	
Legal Description:	STRATA LOT 3 SECTION 5 TOWNSHIP 14 NEW WESTMINSTER DISTRICT STRATA PLAN LMS4676	
Zoning:	M-2A General Industrial	
Unit Size:	Main Floor	6,533 SF
	2nd Floor - Office	1,782 SF
	Total	8,315 SF*
Year Built:	1999	
Parking Stalls:	6 stalls	
Loading Doors:	1 Dock, 1 Oversized Grade (14'x14')	
Clear Height:	24'	
Electrical Service:	347/600V, 3-Phase	
Strata Fee (2025)	\$8,902/year	
Taxes (2025):	\$27,323	
Availability:	July 1, 2026	
Asking Price:	\$4,200,000 \$3,995,000	

*Purchaser to verify measurements.



M-2A: PERMITTED USES

- 
Industrial & Manufacturing:
 Light manufacturing, assembly, repair, finishing, packaging, printing, publishing, building supplies, and service industrial uses.
- 
Automotive:
 Vehicle repair and servicing.
- 
Warehousing & Storage:
 Warehousing, wholesaling, and storage facilities (excluding bulk energy/chemical storage).
- 
Commercial & Service:
 Breweries, distilleries, bakeries, u-brews, refund container return centres, auction marts, and retail sales accessory to industrial uses.
- 
Recreation & Specialty Uses:
 Commercial recreation, production studios, dog daycare, and veterinary clinics.

HIGHLIGHTS


 Vacant Possession

 Newly Renovated Office

 Retail Frontage

 6 Parking Stalls

 Flexible M-2A Industrial Zoning

 Near Highway 1 Interchange



UNIT FEATURES



1 Dock Loading Door with Dock Leveler



Oversized Grade Door (14' x 14')



24' Clear Height



3 Bathrooms



1 Shower



3 Offices



NFPA-13 Sprinklers



LED Lights



Ceiling Fans



Gas Fired Warehouse Heater



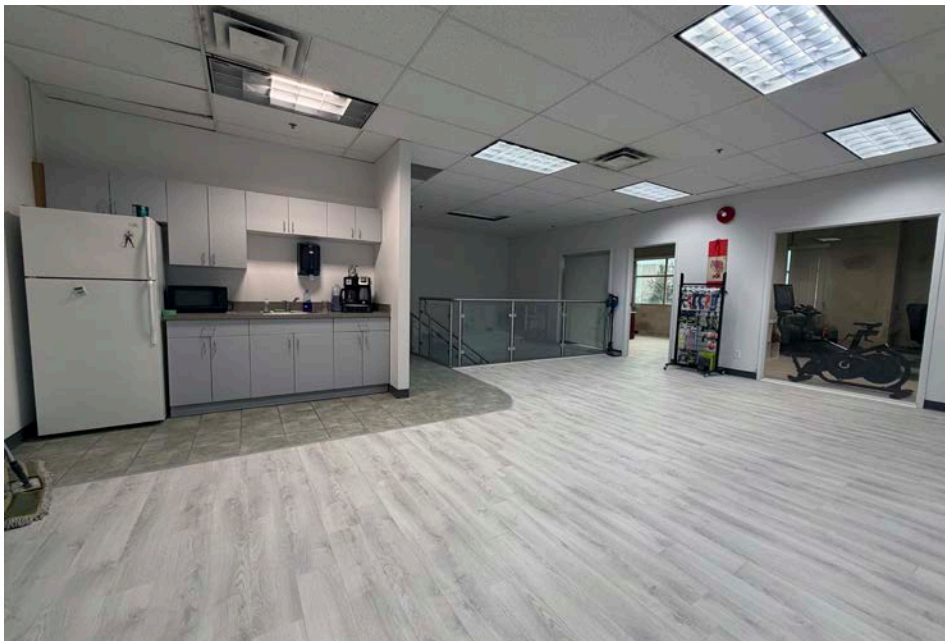
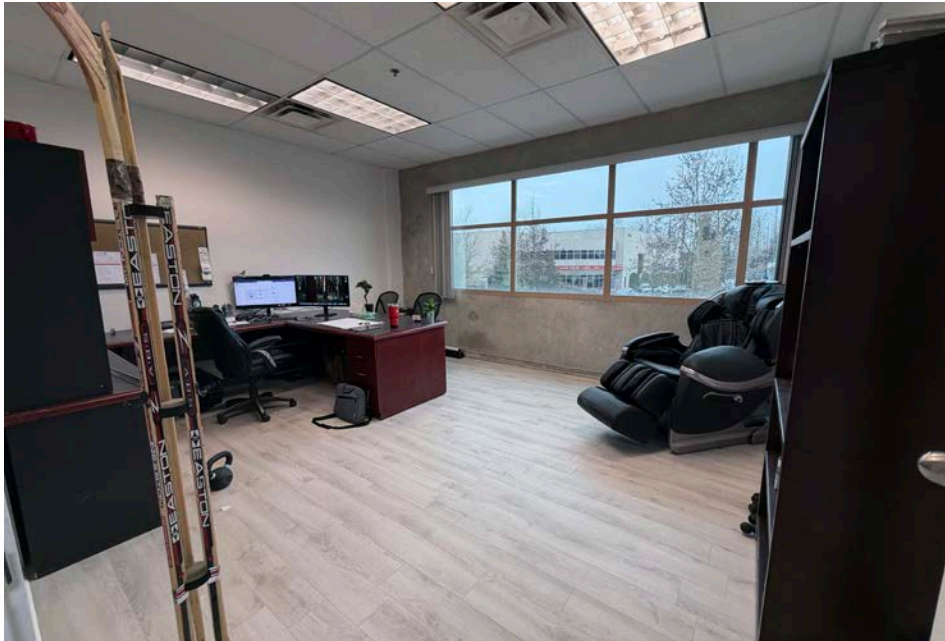
HVAC in Office



EXTERIOR PHOTOS



INTERIOR PHOTOS



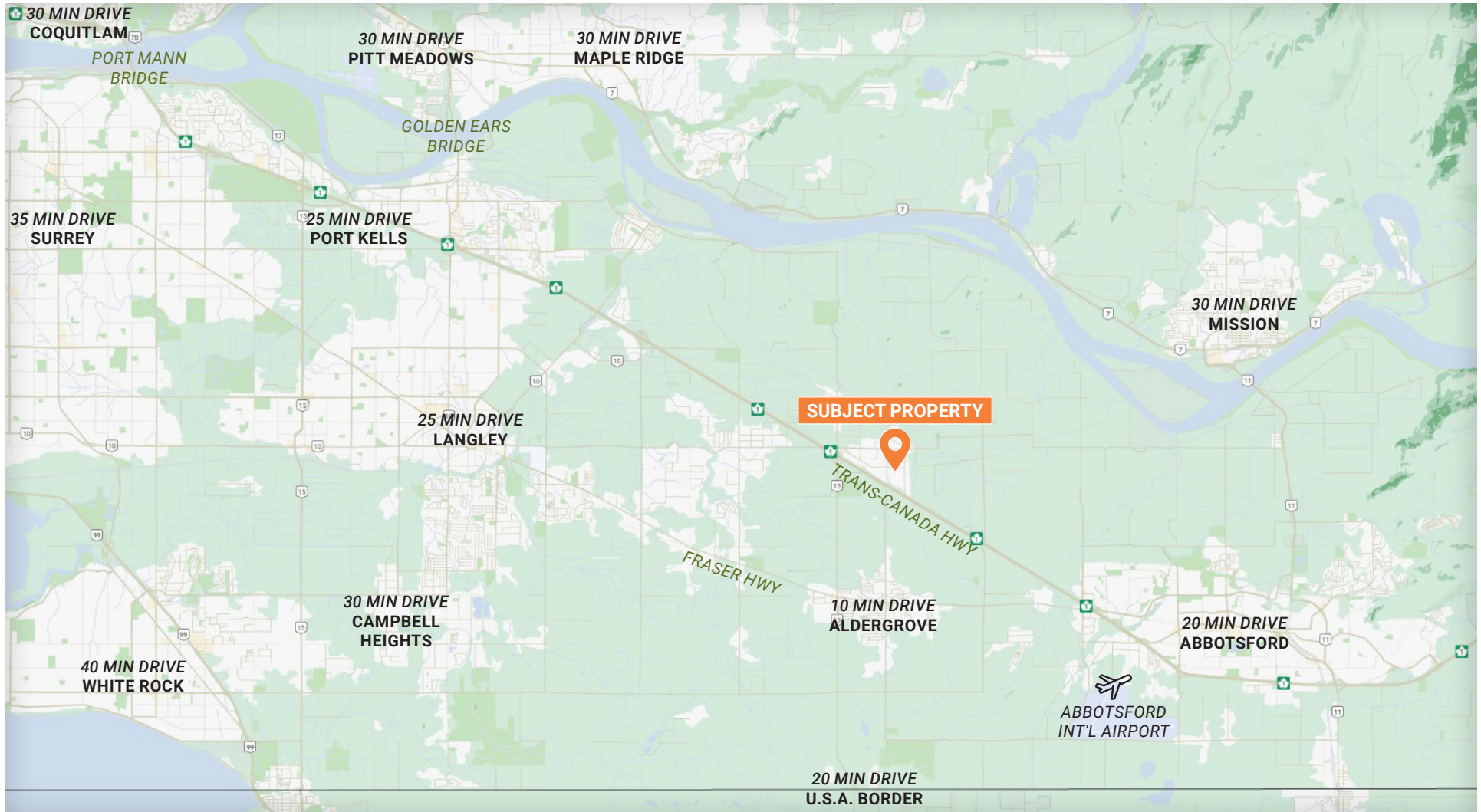
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