

For Sublease

56,373 SF of High-Quality
Warehouse/Distribution Space
in Gloucester Industrial Estates



SUBLEASE RATE REDUCED! NOW ASKING \$15.50 PSF



Units #1 – 6

26918 56 Avenue, Langley, BC

Long-Term, Cost-Effective Sublease Opportunity in a Regional Logistics Node

NEWMARK

Sublease Opportunity

N.R.E. Newmark Real Estate Canada Limited ("Newmark") is pleased to offer to the market the opportunity to sublease six bays spanning 56,373 square feet of high-quality warehouse space at 26918 56th Avenue in Alder Business Centre at Gloucester Industrial Estates (the "Property").

26918 56th Avenue presents a prime, cost-effective sublease opportunity with a substantial amount of lease term remaining. It is an excellent destination for businesses seeking expansion or relocation, while benefitting from significant cost savings and an extended lease term at competitive rental rates.

The Property enjoys a prime location with near immediate access to the Trans-Canada Highway through the 264th Interchange. This key connectivity is a major advantage for companies depending on efficient transportation networks for streamlined logistics and distribution.

The surrounding region offers access to a large consumer market, a highly educated workforce, and world-class infrastructure.

Civic Address	Alder Business Centre Units #1 – 6, 26918 56 Avenue
Available Area Breakdown (SF)	Office: ±1,000 Warehouse: ±55,373 Total: 56,373
Year Built	2006
Loading	16 dock & 1 grade
Racking	Racking may be available
Sublease Term Expiry	November 30, 2032
Availability	Q1 2026
Sublease Rate	NOW ASKING \$15.50 PSF
Additional Rent	\$6.38 PSF (2025) (inclusive of management fee)

Offering Highlights

- Cost-effective sublease opportunity with substantial remaining lease term
- High-quality industrial facility with front office/rear loading design
- Regional logistics node with near immediate access to Trans-Canada Highway
- Amenity-rich corner with food and service amenities in immediate area of the Property
- Excellent truck maneuvering & ample onsite vehicle parking
- Racking may be made available



56,373 SF Available



ZONING
M-2 General Industrial



LOADING
16 dock, 1 grade



POWER
TBD



CEILING HEIGHT
26' clear



INTERIOR LIGHTING
High efficiency LED



PARKING
52 Parking Stalls



CONSTRUCTION
Quality insulated reinforced concrete tilt-up construction.



DOCK LEVELERS
Manual dock levelers



SPRINKLER SYSTEM
ESFR



COLUMN SPACING
±41' X ±50'



TRUCK COURT
180'



INTERIOR STAGING AREA
±41



FLOOR LOAD CAPACITY
700 lbs per square foot



RACKING
Racking may be available



EV CHARGING STATIONS
2 STATIONS

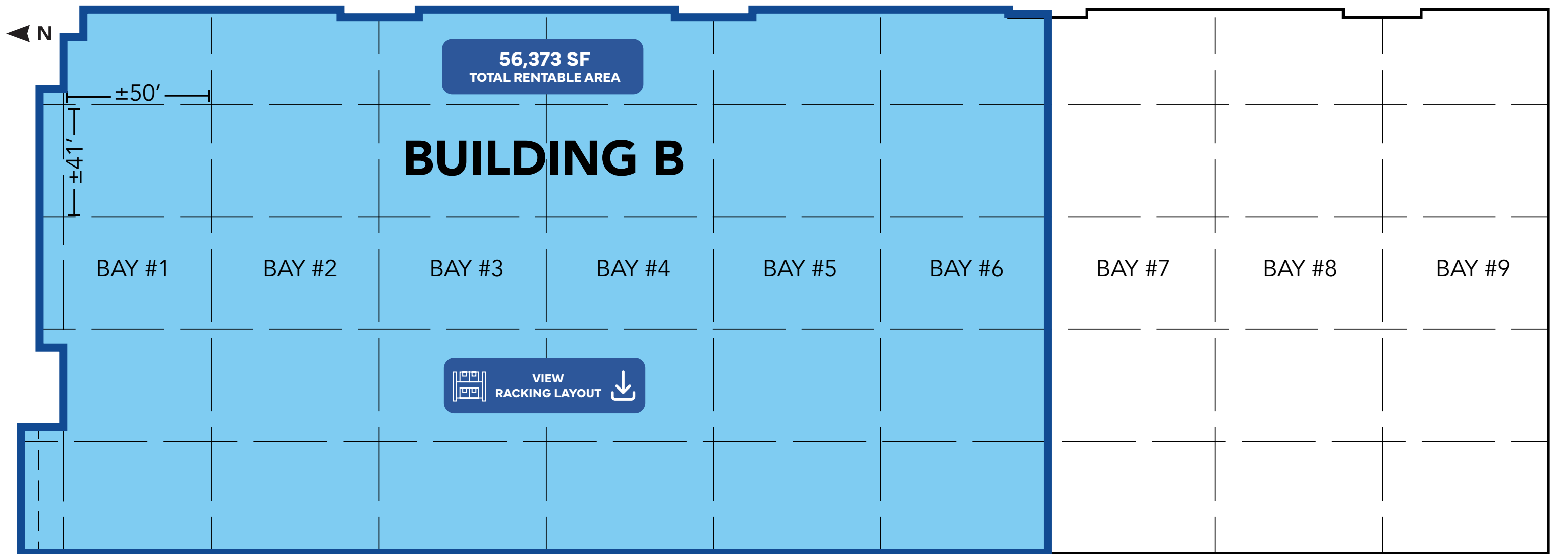
Site Plan



VIEW FLOORPLAN



VIEW RACKING LAYOUT



Location

In the heart of Gloucester's logistics corridor – minutes to major routes, steps to everyday amenities.

26918 56 Avenue sits within the Gloucester industrial node at 56th Avenue and 264th Street, giving near-immediate access to Trans-Canada Highway (Highway 1) via the 264th Street Interchange. For logistics users, this means fast east-west movement across the Fraser Valley and into Vancouver, along with direct southbound access to Highway 13 and the Aldergrove/Lynden U.S. Border – a benefit for cross-border shipments.

Current government projects to widen the Trans-Canada Highway and modernize the 264th Street Interchange (adding HOV/EV and bus-on-shoulder capacity), are set to further enhance travel time reliability for trucks and employee commutes.

The site is located a 10-min drive from the 503 Aldergrove/Surrey Central express bus, with stops around 264th Street / 56th Avenue, linking west to Langley Centre, and onwards to Surrey Central SkyTrain. TransLink has approved plans to implement a new peak-hour bus service from Langley Centre to the Gloucester industrial area, along 56 Avenue, to provide much needed public transit to the growing employment centre in northeast Langley. The route is expected to run every 30 minutes during peak times.

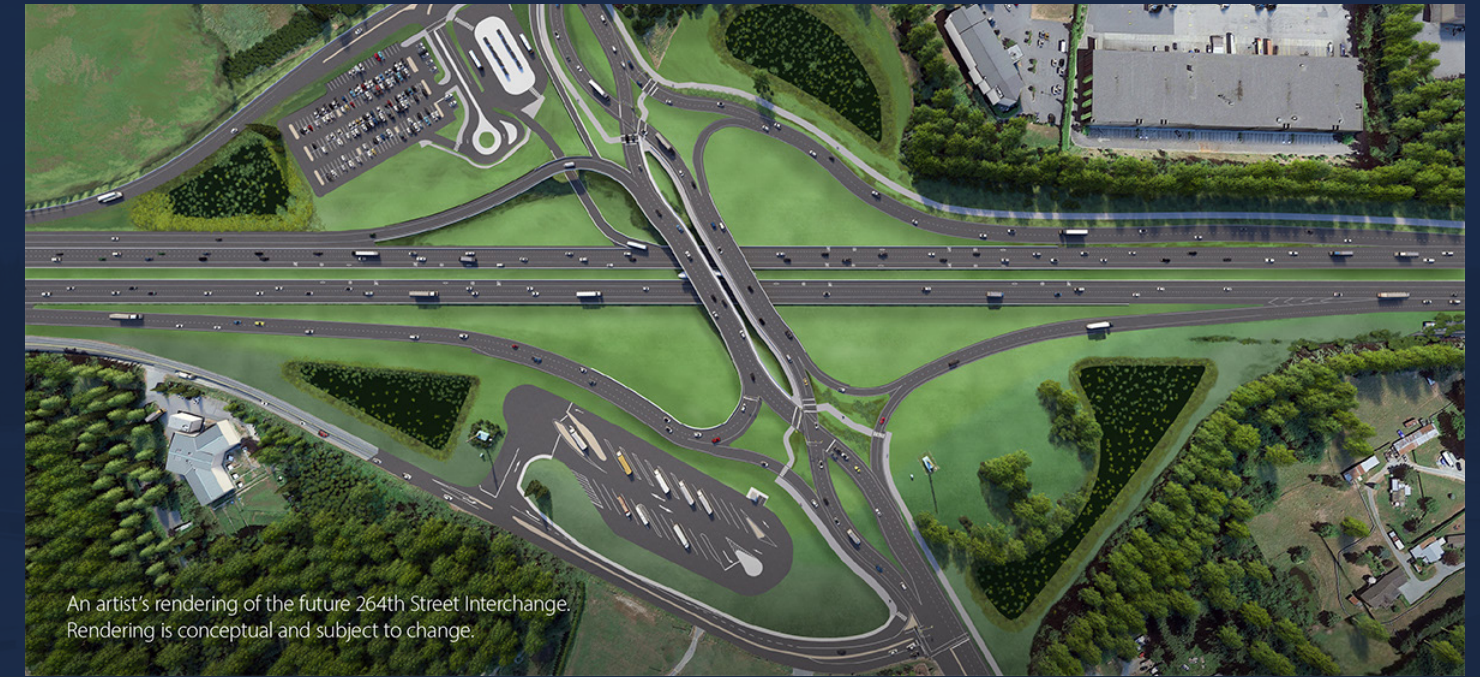
Location Highlights

- Regional logistics node located two minutes from Trans-Canada Highway via the 264th Interchange with quick links to Highway 13, Fraser Highway
- Amenity-rich corner with food and service amenities in immediate area of the Property
- Major ongoing infrastructure upgrades in surrounding area
- Well-established location with numerous multi-national tenants
- An abundance of neighbourhood restaurant, bar, café and service amenities
- Convenient transit access via bus route 503 linking to Langley Centre and Surrey Central SkyTrain Station

264th Street Interchange Upgrades

Ongoing Improvements

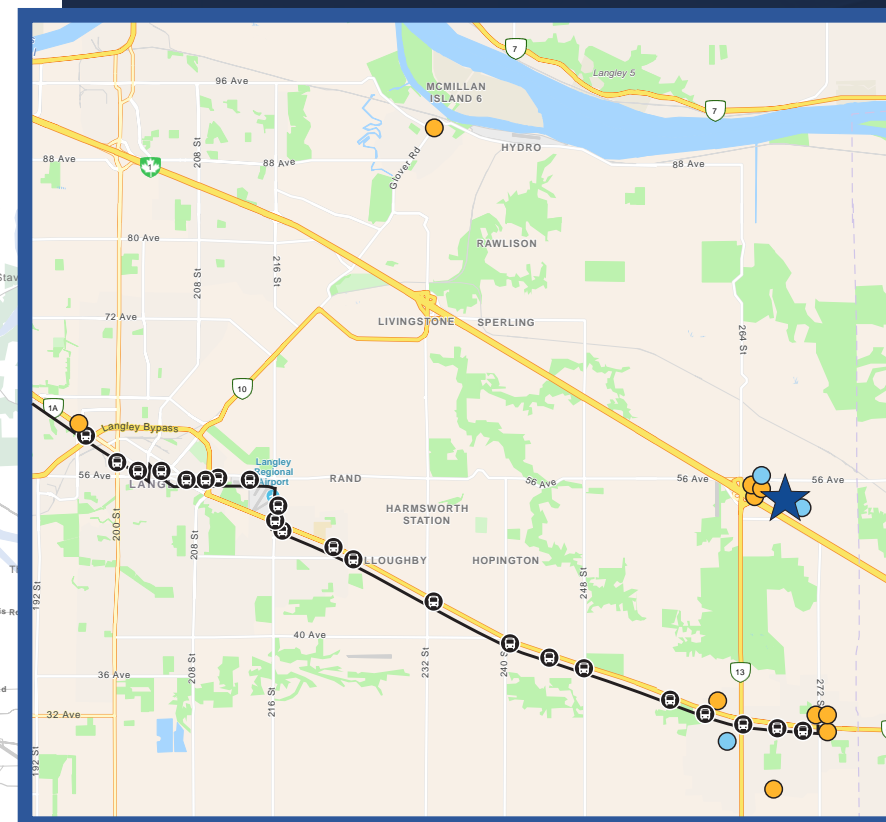
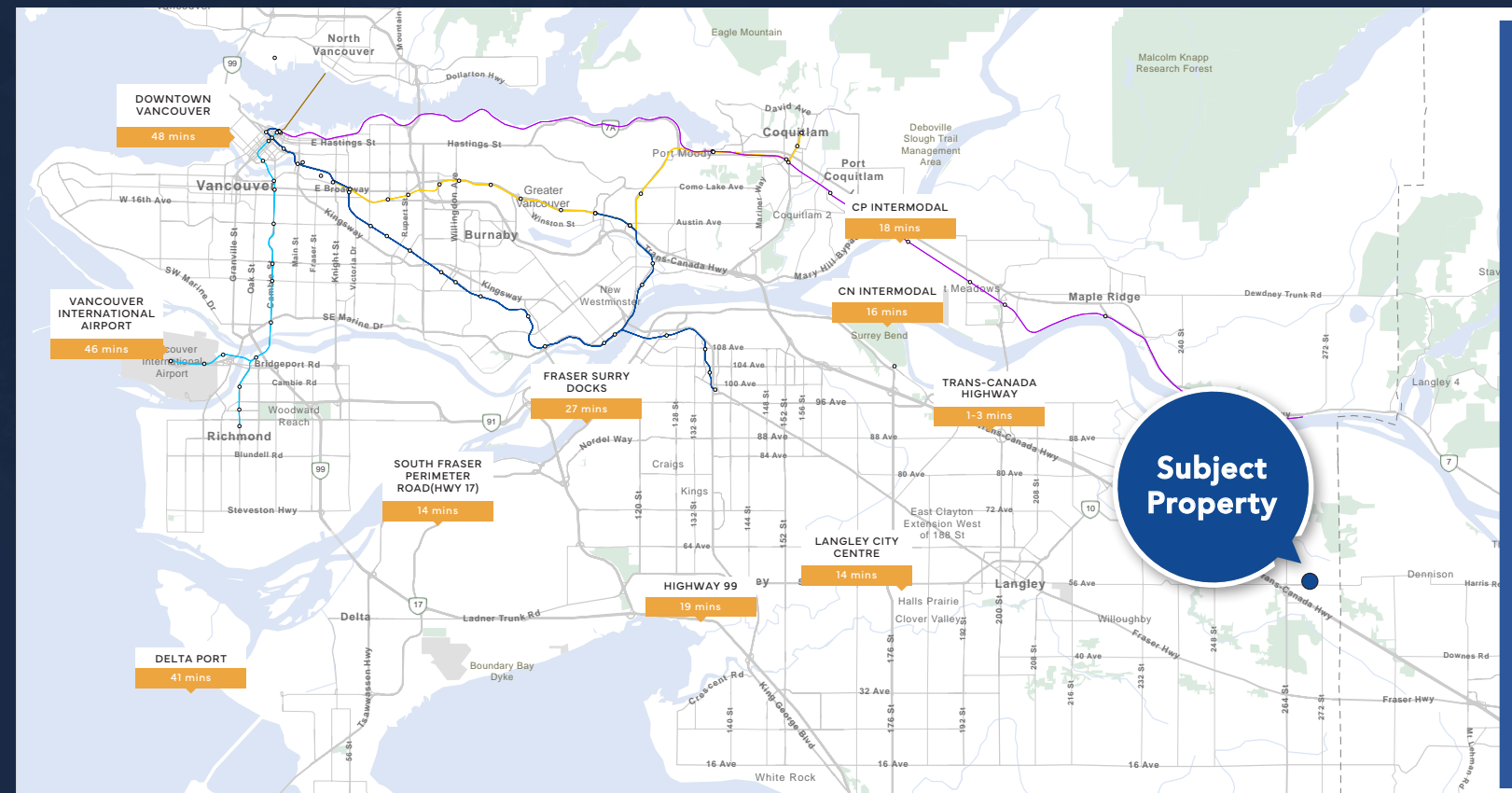
- Adding HOV/EV & bus-on shoulder lanes in each direction
- Adding truck climbing lanes & truck staging area
- Replace existing cloverleaf interchange with a [diverging diamond interchange](#)
- Replacing Bradner Road Overpass and improving Bradner Road rest are



An artist's rendering of the future 264th Street Interchange. Rendering is conceptual and subject to change.

Source: "264th Street to Highway 11." Government of British Columbia, Transportation Projects.

[VIEW LINK HERE](#)



Nearby Amenities

RESTAURANTS & CAFÉS

- Tim Hortons
- Subway
- Mazatlan Mexican
- Maple Thai
- Bob's Kitchen & Bar
- Lucky Donair
- Jalova Coffee
- Tasty Treats Bakery
- Wendel's Bookstore & Café
- Tap & Barrell Willowbrook

SHOPPING & SERVICES

- Otter Co-Op Gas Bar
- Aldergrove Centre Mall (grocery, pharmacy, services)
- Gloucester Retail Centre (convenience-oriented retail)

BUS STOPS



26918 56 Avenue, Langley, BC



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