

**FOR LEASE**

# 3350 260<sup>th</sup> Street

Langley, BC

Lease 5.28 acres of industrial outside storage yard space in Langley, BC



**John Lecky**, Principal  
604 647 5061  
john.lecky@avisonyoung.com

**Joe Lehman\***, Principal  
604 757 4958  
joe.lehman@avisonyoung.com  
*\*Joe Lehman Personal Real Estate Corporation*

**Samuel Matrick**, Associate  
604 260 2001  
samuel.matrick@avisonyoung.com

**Garth White\***, Principal, SIOR  
604 757 4960  
garth.white@avisonyoung.com  
*\*Garth White Personal Real Estate Corporation*

**Julian Parsons**, Associate  
604 757 5116  
julian.parsons@avisonyoung.com

**AVISON  
YOUNG**

## Property details

### SITE SIZE

5.28 acres (230,130 sf)

### ZONING

M-2 – General Industrial Zone  
[Click here to view zoning bylaw](#)

### LEASE RATE

\$3.25 per sf, net

### ADDITIONAL RENT

Contact listing agents

### AVAILABILITY

Immediately








## Opportunity

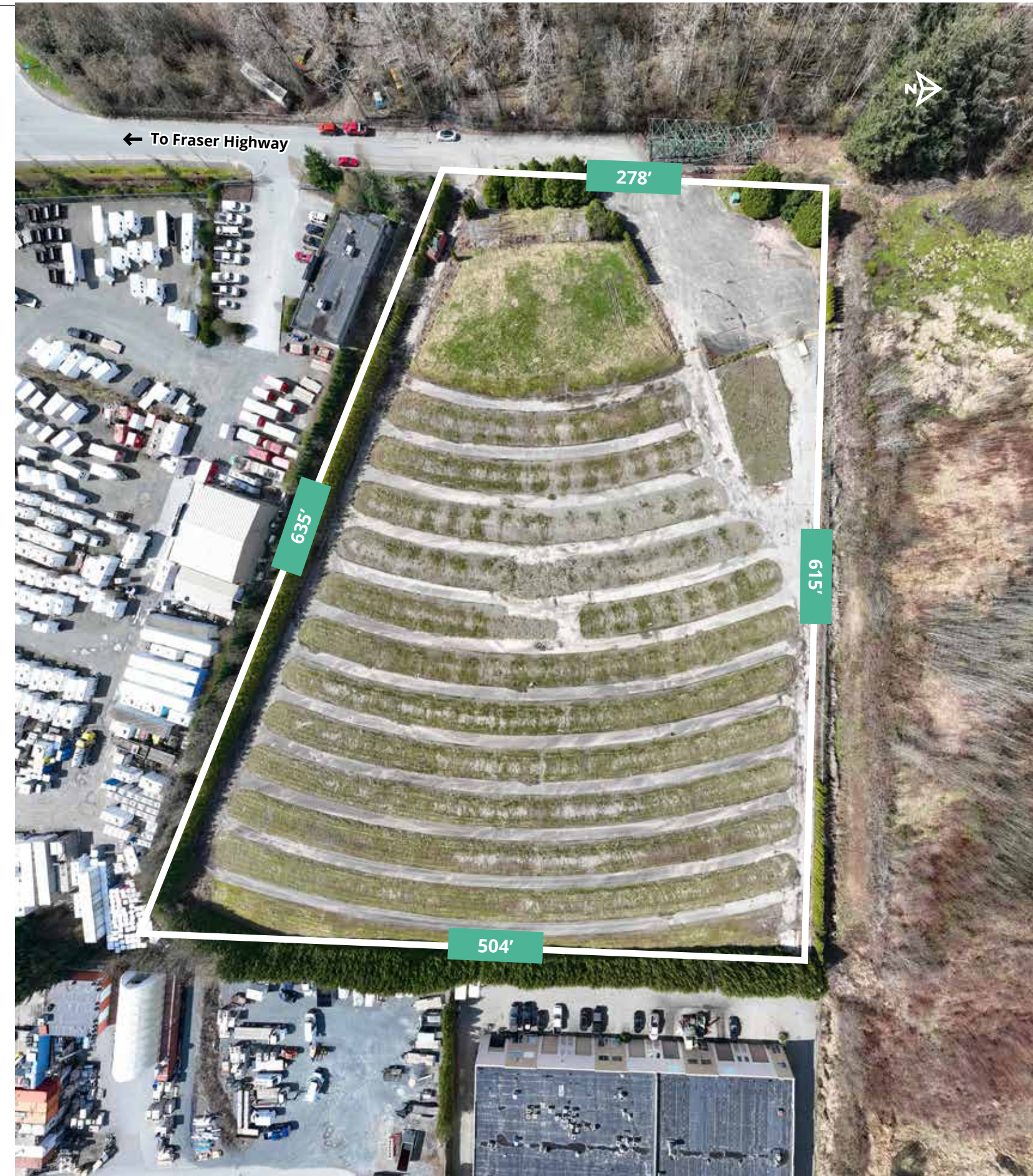
A rare, large-format industrial outside storage opportunity in Langley, this property offers flexible yard space ideally suited for logistics, construction, equipment rental, utilities, and last-mile e-commerce users. The site's substantial size, M-2 zoning, and established compatibility with yard-based operations support vehicle and trailer storage, equipment laydown, and contractor uses, while allowing tenants to customize fencing, lighting, surfacing, and modular offices with minimal upfront investment. Located in a supply-constrained IOS market where vacancy is significantly lower than traditional industrial, the property benefits from strong tenant demand and long-term viability. With IOS rents accelerating and the sector outperforming broader industrial assets, this offering presents a highly competitive leasing opportunity in one of Langley's most established industrial nodes.

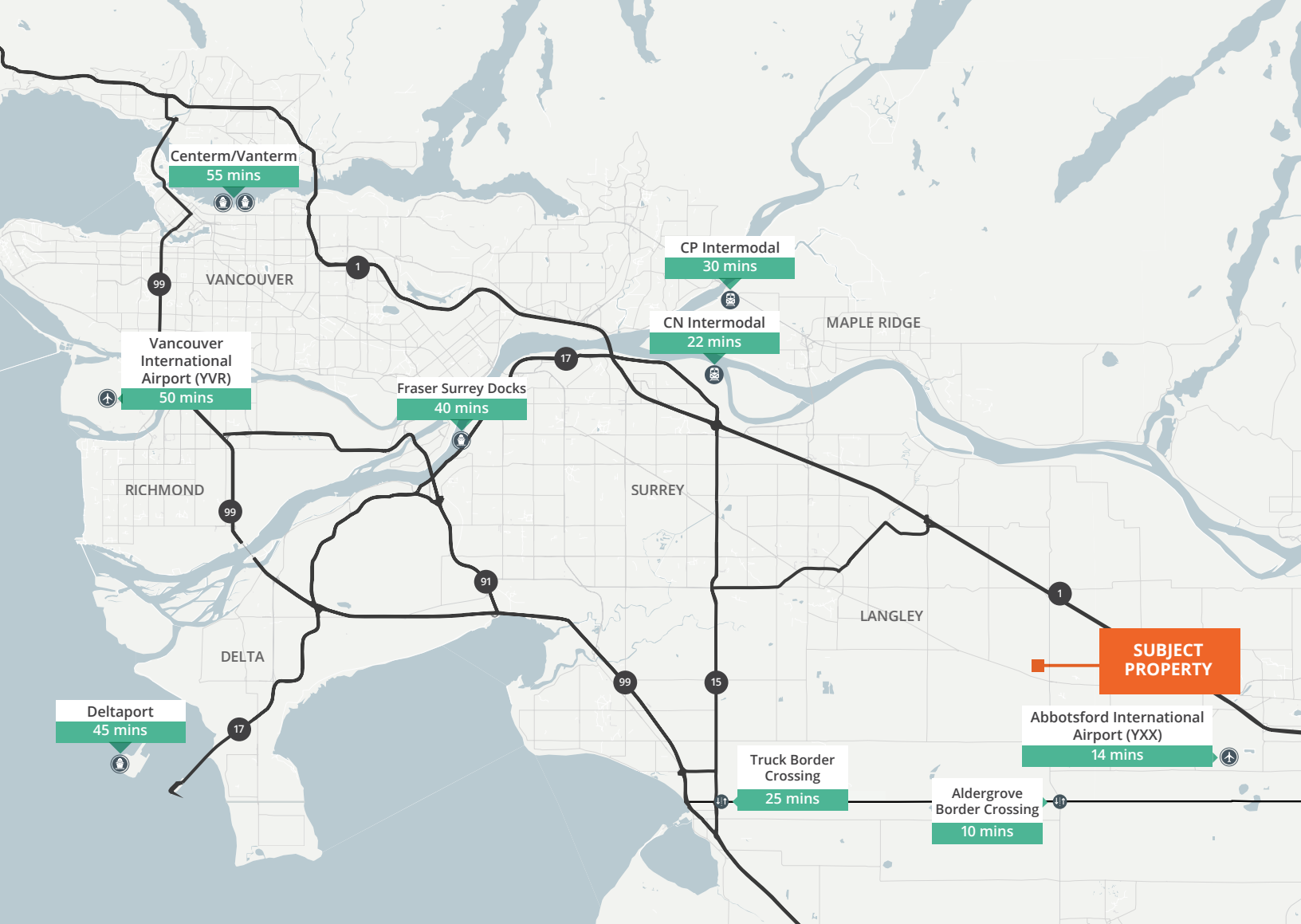
## Location

Located in Langley, BC, the property benefits from a strategic Fraser Valley location with efficient access to Highway 1, Fraser Highway, and the Canada-U.S. border via the Aldergrove/Lynden crossing, making it ideal for logistics, construction, and cross-border-oriented users. The surrounding area is characterized by established industrial and agricultural support uses, offering proximity to fuel, truck services, equipment suppliers, and workforce amenities, while remaining well-connected to Langley, Abbotsford, and Greater Metro Vancouver for regional distribution and operations.

## Property highlights

-  5.28 acre fenced parcel
-  Zoned M-2 – General Industrial Zone
-  Signage opportunity along Fraser Highway
-  Close proximity to Trans-Canada Highway (Highway 1)
-  Accessed by a light-controlled intersection at Fraser Highway allowing for efficient access/egress





## Drive times



10 MINUTE DRIVE  
to Access Highway 1



12 MINUTE DRIVE  
to USA/Canada Border



55 MINUTE DRIVE  
to Deltaport



18 MINUTE DRIVE  
to Langley City

## Contact for more information

**John Lecky**, Principal  
604 647 5061  
john.lecky@avisonyoung.com

**Joe Lehman\***, Principal  
604 757 4958  
joe.lehman@avisonyoung.com  
*\*Joe Lehman Personal Real Estate Corporation*

**Samuel Matrick**, Associate  
604 260 2001  
samuel.matrack@avisonyoung.com

**Garth White\***, Principal, SIOR  
604 757 4960  
garth.white@avisonyoung.com  
*\*Garth White Personal Real Estate Corporation*

**Julian Parsons**, Associate  
604 757 5116  
julian.parsons@avisonyoung.com

#2900-1055 West Georgia Street  
P.O. Box 11109 Royal Centre  
Vancouver, BC V6E 3P3, Canada

**avisonyoung.ca**

