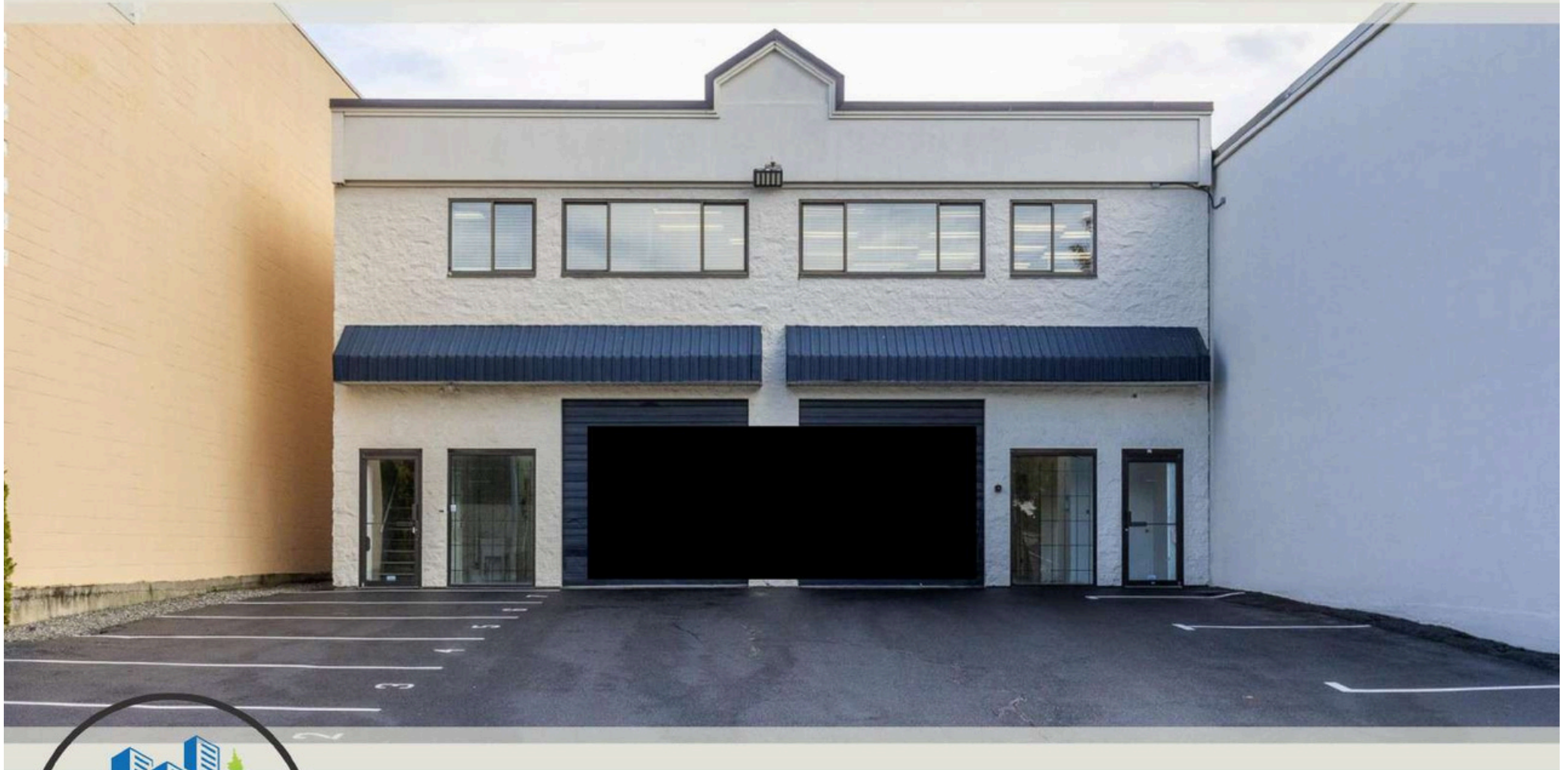


# 2,436 SF FREESTANDING INDUSTRIAL BUILDING IN ALDERGROVE

**For Lease**

**3084 275 STREET, LANGLEY, BC**



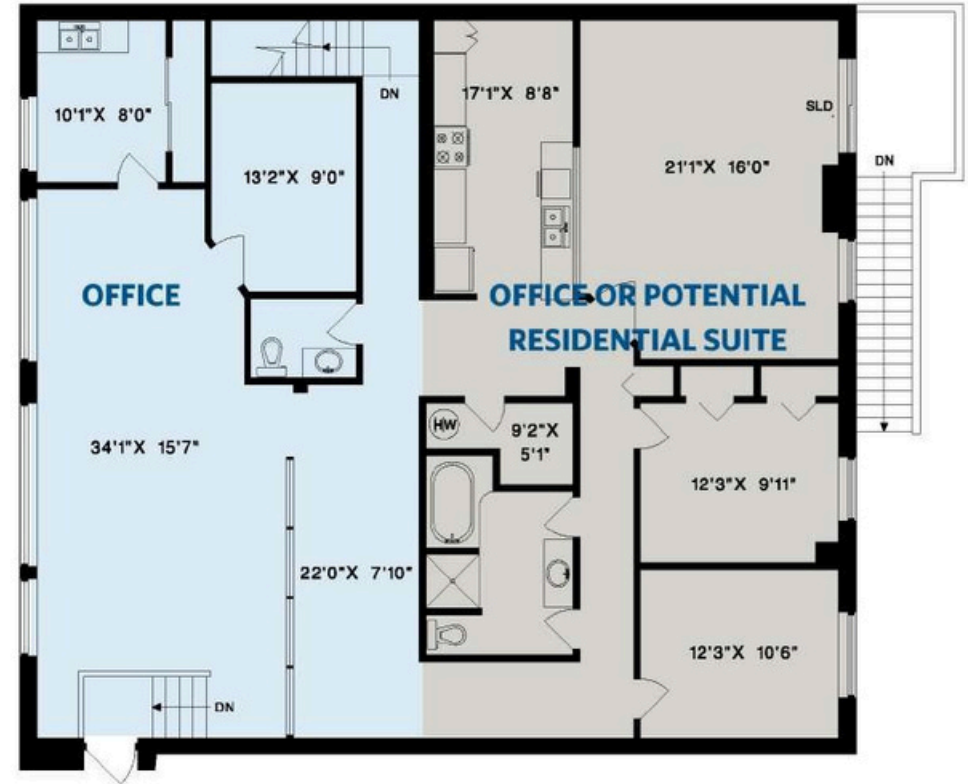
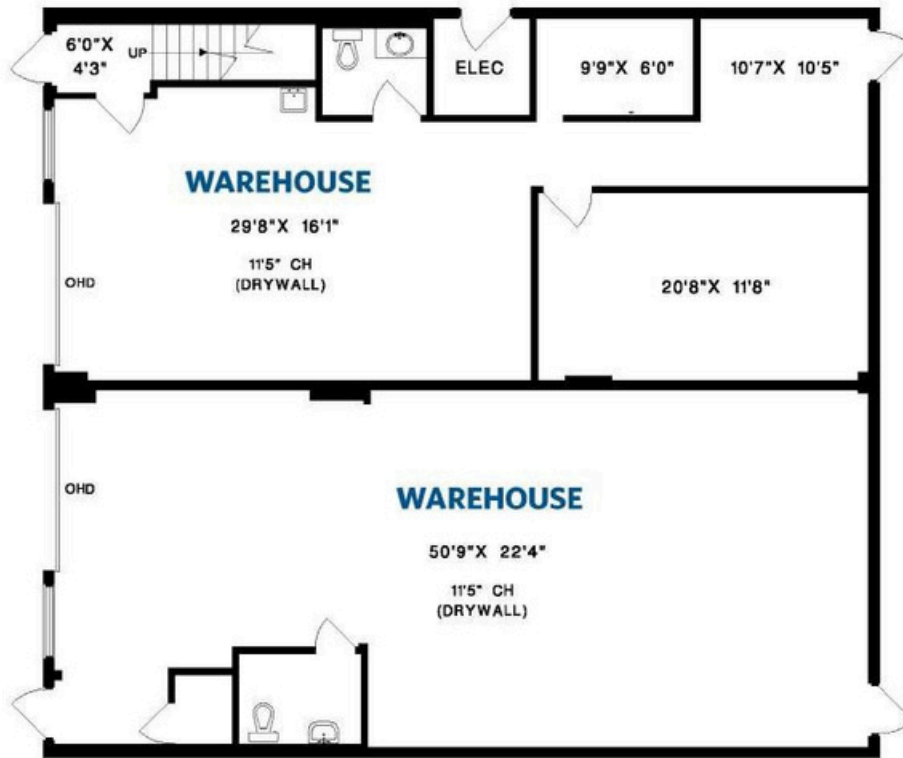
**Anil Mann - 604-722-1093**  
**anilmannrealestate@gmail.com**

**Sunny Sharma - 604-300-5077**  
**sunnysharma5077@gmail.com**

# FLOOR PLAN

3084 275 STREET, LANGLEY, BC

ADDRESS	WAREHOUSE SF	GROUND FLOOR OFFICE SF	SECOND FLOOR OFFICE SF	TOTAL SF	GRADE DOORS	PRICE (Both)	PRICE (BAY)	AVAILABILITY
3084 275 Street	2,436	0	2,427	4,863	2	\$10,000	\$2,500	Immediate

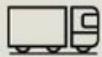


Now offering the opportunity to lease two ground-level bays within a 4,863 sqft freestanding industrial building located just off Fraser Highway in Aldergrove, Langley. The available space includes 2,436 sqft of warehouse/shop area across two demised bays, featuring grade-level loading and ample parking. The building also includes a 2,427 sqft finished office space upstairs, which may be available separately upon request. Ideal for trades, welding, fabrication, auto services, or light industrial use—but we're very open to other uses as well.

## Property Highlights:



2,436 sf freestanding industrial building



2 grade loading doors



Professionally finished warehouse space



Can be leased with the upstairs office



Monthly Lease for each bay \$2,500



**PROPERTY FEATURES**

<b>OFFICE AREA</b>	2,427 sf
<b>WAREHOUSE AREA</b>	2,436 sf
<b>TOTAL AREA</b>	4,863 sf
<b>LOT SIZE</b>	0.15
<b>ZONING</b>	C3
<b>ALLOWABLE USES</b>	Vehicle serving/repair, wholesale distribution, home improvement centers, veterinary clinics, personal service, accessory residential uses, etc.
<b>CLEAR HEIGHT</b>	11' 5"
<b>LOADING DOORS</b>	2 grade level
<b>POWER</b>	100 amp - 120/240V - 3 phase
<b>PARKING</b>	Ample, Paved
<b>YEAR BUILT</b>	1994

**KEY DETAILS**

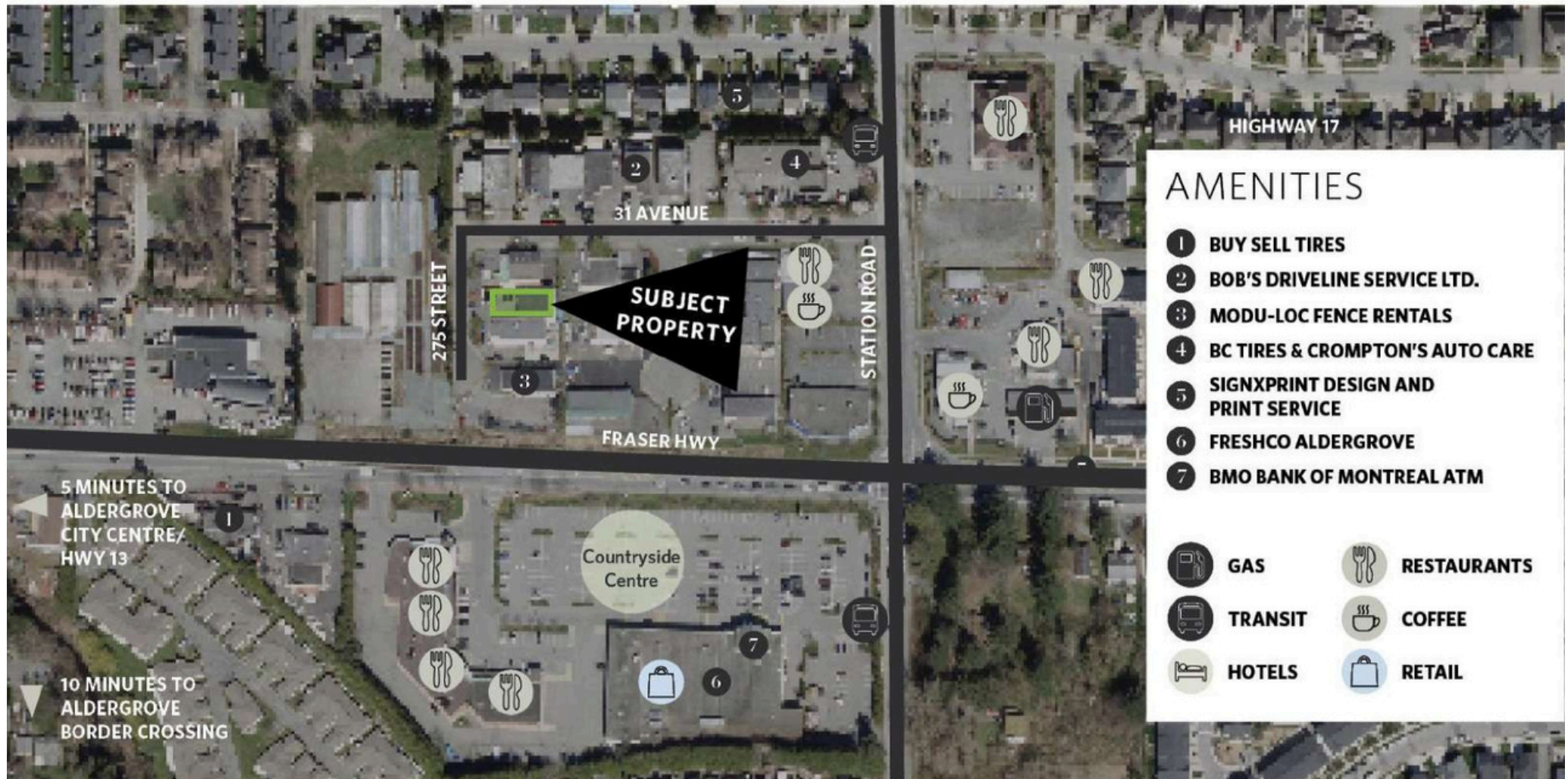
TOTAL PREMISE	ZONING
4,863 sf	C3

<b>LEASE PRICE (warehouse)</b>	<b>LEASE PRICE (warehouse + Office)</b>
2,500 / Bay	10,000





The property is strategically located just off Fraser Highway in Aldergrove and has direct exposure to thousands of vehicles per day. 3084 275 Street benefits from close proximity to services, shops and restaurants in neighbouring commercial centres. Further, slightly east of the property, Aldergrove is currently undergoing an industrial transformation which will only increase the area's competitive edge.



### AMENITIES

- 1 BUY SELL TIRES
- 2 BOB'S DRIVELINE SERVICE LTD.
- 3 MODU-LOC FENCE RENTALS
- 4 BC TIRES & CROMPTON'S AUTO CARE
- 5 SIGNXPRINT DESIGN AND PRINT SERVICE
- 6 FRESHCO ALDERGROVE
- 7 BMO BANK OF MONTREAL ATM

- |         |             |
|---------|-------------|
| GAS     | RESTAURANTS |
| TRANSIT | COFFEE      |
| HOTELS  | RETAIL      |

**Call: ANIL @ 604-722-1093 for more info!**

