



27,560 -
70,560 SF



Building A & B - 3254 262 Street | Aldergrove, BC

FOR LEASE | Industrial Warehouse

- ▶ Excellent location at Fraser Highway & 262 Street
- ▶ Very clean, large open warehouse in concrete structure
- ▶ Fully sprinklered, easy truck access, and yard space available
- ▶ Both units can be combined for contiguous space of $\pm 70,560$ SF or can be leased separately

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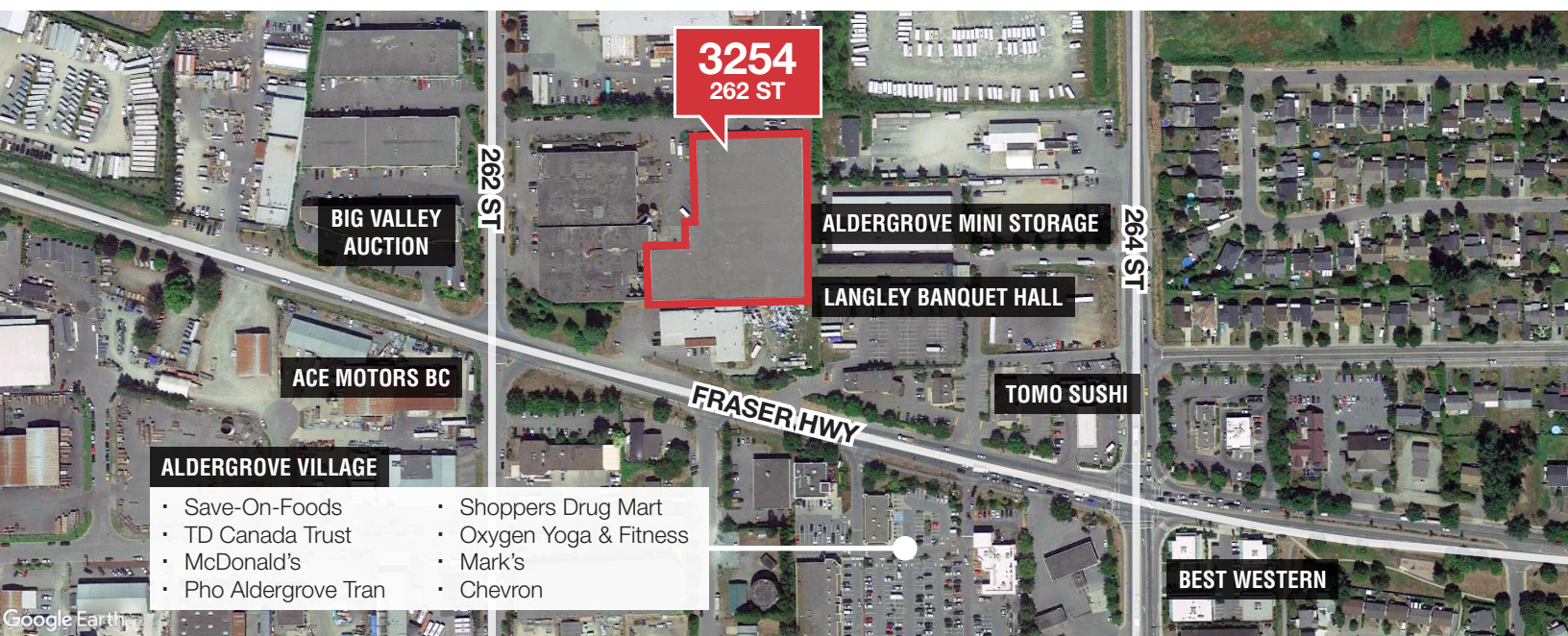
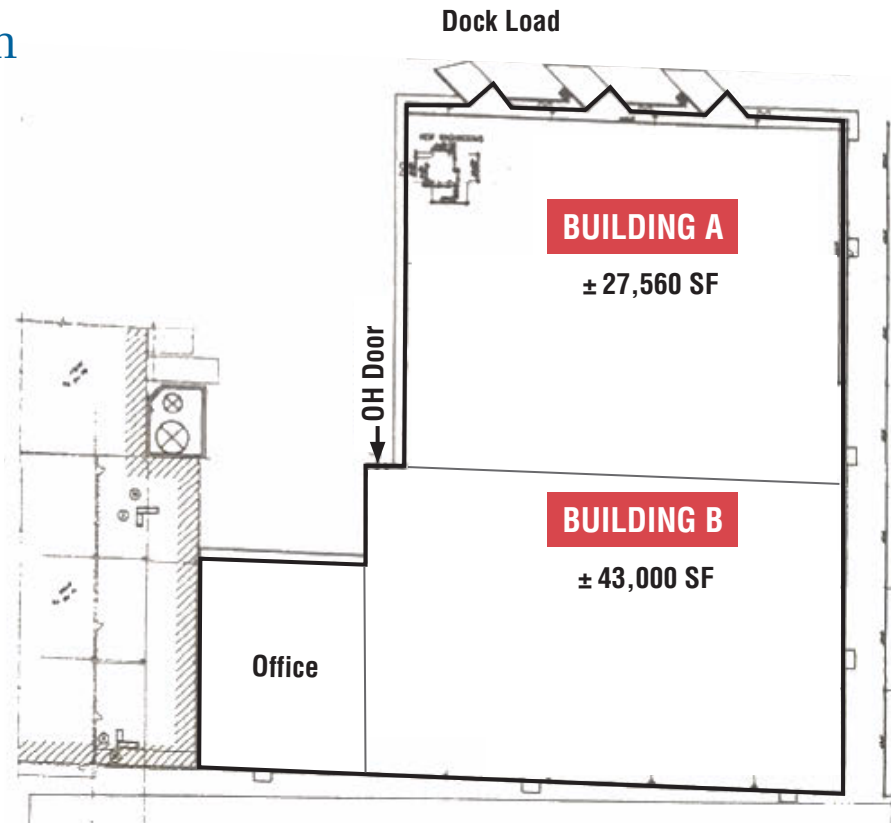
Aldergrove, BC



	Building A	Building B
Property Details:	▶ 3 dock loading, and 1 grade ▶ 2 washrooms ▶ Power is 600v/400 amps/3-phase	▶ Dock and grade loading ▶ 3 washrooms ▶ Power is 220volts/100 amps
Size:	± 27,560 SF	± 43,000 SF
Net Lease Rate:	\$17.00/SF net <i>5% management fee added to the net rent</i>	\$17.00/SF net
Additional Rent:	\$4.00/SF (2025 est.)	\$4.00/SF (2025 est.)
Total Gross Monthly:	\$48,230.00 + GST	\$75,250.00 + GST
Zoning:	M-2 Light Industrial	
Availability:	60 days of accepted offer to lease (for both Building A and Building B)	



Building Plan



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