

For Sale

Rare opportunity to acquire a 35,000 sf, M-2 zoned owner-user industrial facility with up to 19,000 sf of vacant space in the heart of Gloucester Industrial Estates

5352 273A Street, Langley, BC



19,000 SF AVAILABLE FOR OCCUPANCY

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**AVISON
YOUNG**

FOR SALE

5352 273A Street
Langley, BC

OPPORTUNITY

Avison Young is proud to present 5352 273A Street - a rare opportunity to acquire a meticulously maintained multi-tenant industrial property, featuring a recently completed high-quality office buildout, situated on a 1.45 acre site. The property offers versatile warehouse space serviced by both dock and grade loading, making it well suited for a range of industrial users. One of the units features a modern, high-end office improvement that stands out in the submarket. A prospective purchaser **also could occupy up to approximately 19,000 sf** of available space, providing a compelling owner-user opportunity. Ample parking is provided on site, and the property is well positioned for owner users or investors looking to capitalize on a turnkey asset with strong in-place tenancy in the desirable Gloucester Industrial area of Langley.

PROPERTY DETAILS

ADDRESS

5352 273A Street, Langley, BC

PID

026-402-076

LEGAL DESCRIPTION

LOT 6 SOUTH WEST 1/4 OF NORTH WEST 1/4 SECTION 5
TOWNSHIP 14 NEW WESTMINSTER DISTRICT PLAN BCP19282

YEAR BUILT

2006

BUILDING SIZE

Ground Floor	28,155 sf
Second Floor Office	4,463.40 sf
Structural Steel Mezzanine	2,111.50 sf
Total	34,729.90 sf

LOT AREA

1.47 acres (64,033.20 sf)

ZONING

M-2 - General Industrial Zone

TENANCIES

100% Tenanted with up to 19,000 sf of owner-user options.
Please contact listing agents for details.

NOI

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ASKING PRICE

\$16,000,000 (\$460 PSF)

PROPERTY TAX (2025)

\$139,079.84



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Langley, BC

LOCATION

The subject property is located in the Gloucester Industrial Estates in the Township of Langley- Metro Vancouver's premier industrial park with over 5 million square feet of industrial inventory, providing convenient access to both the United States border crossing (15 minutes) and all other Metro Vancouver regions. The Property lies East of 273 Street and just North of Gloucester Way, and benefits from the immediate access to Highway #1 and Highway 13 (264 St) with direct access to the U.S. border crossing, and excellent access to all areas of the Lower Mainland.











Deltaport is a 50 minute drive to the west, along with Vancouver International Airport (YVR) 55 minutes west.

Within a few minutes' drive of the property you find, gas stations, cafés, restaurants, hotels, along with a host of other logistic and industrial facilities.

ZONING

M-2 (general Industrial Zone): Flexible zoning allows for multiple uses, including, but not limited to, truck parking and terminals, works yards, service industrial, light manufacturing, vehicle repair, sales, rental and leasing, and warehousing. Allows for all other uses under the M-1A and M-1B zoning bylaw.

PROPERTY HIGHLIGHTS

-  Brand new high quality office build out in units 101,102,103
-  ESFR sprinklers
-  24' clear ceiling height in the warehouse
-  LED lighting
-  Heavy 3-phase electrical service
-  Radiant tube heating
-  Partial vacant possession, providing an excellent owner-user or investment opportunity
-  9 grade loading doors (14' h x 12' w)
1 dock loading door with leveller (10' h x 8' w)
-  Up to 19,000 sf of owner-user options
-  41 parking stalls





**SUBJECT
PROPERTY**

Contact for more information

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