



## Unit 5 - 27250 58 Crescent Langley, BC

### Property Highlights

- ▶ Strata warehouse with professionally-finished offices
- ▶ Easy access to Highway 1 and 264<sup>th</sup> Street in Gloucester Industrial Estates
- ▶ Heavy Industrial Zoning
- ▶ Gross Rent: \$6,127/month + GST



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# Unit 5 - 27250 58 Crescent

Langley, BC



## Property Information

<b>Property Location:</b>	Easy access to Highway 1 and 264 <sup>th</sup> Street in Gloucester Industrial Estates		
<b>Property Description:</b>	Strata warehouse with 4 professionally-finished, private offices, open warehouse, kitchen, 2 washrooms, mezzanine and open work areas		
<b>Zoning:</b>	M-3 - Heavy Industrial		
<b>Area:</b>	<b>Main Floor:</b>	Office	818 SF
		Warehouse	1,168 SF
	<b>Upper Floor:</b>	Office	956 SF
		Mezzanine	400 SF
	<b>Total</b>		<b>3,342 SF</b>
<b>Power:</b>	3-phase/220 Volt		
<b>Loading:</b>	1 front overhead grade-level door		
<b>Availability:</b>	December 2022		
<b>Basic Rent:</b>	\$18.50/SF		
<b>Additional Rent:</b>	\$3.50/SF		
<b>Gross Rent:</b>	\$6,127.00/month + GST		



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