



FOR LEASE | NEW BUILD AVAILABLE Q3 2020

GRUBNER CENTRE

GLOUCESTER INDUSTRIAL ESTATES

56TH AVENUE & 272ND STREET, LANGLEY, BC

- || Lease Up To **170,000 SF**
- || Offices Built-To-Suit
- || Brand New Industrial Facility Strategically Located In Metro Vancouver's Premier Industrial Park – Gloucester Industrial Estates

DEVELOPED BY:



GLOUCESTER
PROPERTIES LTD.

CONSTRUCTED BY:



DESIGNED BY:

INTERFACE:
ARCHITECTURE

MARKETED BY:

CBRE

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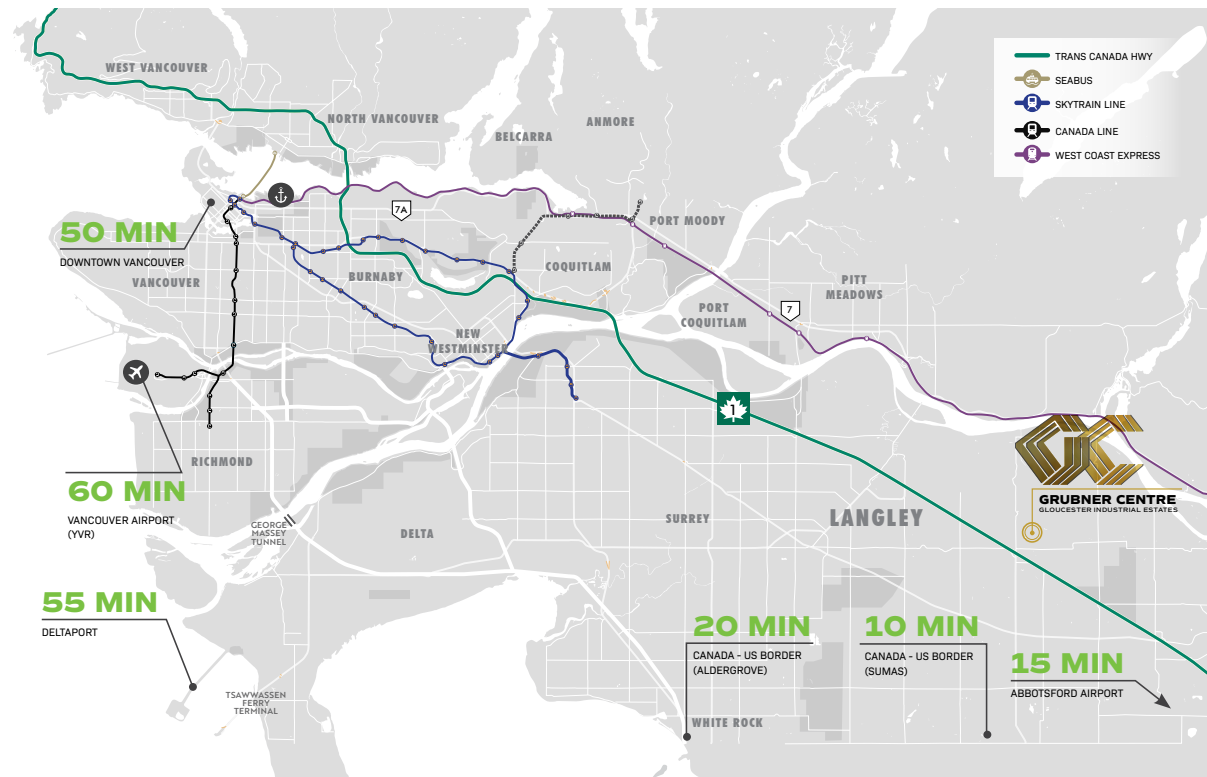
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GLOUCESTER INDUSTRIAL ESTATES
56TH AVENUE & 272ND STREET, LANGLEY, BC



Q3 2020 COMPLETION DATE

CONSTRUCTION:	Concrete tilt-up construction	
BUILDING AREA: APPROXIMATELY	Warehouse	162,000 SF
	Mezzanine	7,500 SF
	Total	169,500 SF
OFFICE:	Built-to-suit	
CEILING HEIGHT:	32' feet clear height	
POWER:	3-phase electrical service (800A 347/600V)	
LIGHTING:	Highly efficient LED lighting fixtures	
SPRINKLERS:	ESFR sprinkler system	
LOADING:	32 dock loading doors (9' x 10') & 2 grade loading doors (12' x 16')	
DOCK LEVELERS:	Hydraulic, 6' x 8' minimum 40,000 lbs. capacity	
DOCK SEALS:	40 ounces, heavy-duty vinyl	
FLOOR LOAD CAPACITY:	500 lbs. per sq. ft. live floor load	
HVAC:	Gas-fired unit heaters complete with variable speed-controlled prop fans	
PARKING:	+/- 150 stalls	



LEASE DETAILS

SHELL LEASE RATE

\$12.50

Per Square Foot Net

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Strategically located in one of the leading industrial communities in Metro Vancouver. The property is situated in northeast Langley on the north side of the Trans-Canada Highway at the 264th Street interchange. The subject property is located on a corner site consisting of approximately 8.26 acres with great exposure and high visibility. Main arterial roads include 56th Avenue and 272nd Street. This prime location offers excellent access to the lower mainland, Canada/US border, and the interior of BC.

SURROUNDING TENANTS

- | | |
|--------------------------------------|-----------------------------------|
| 1 K-Line Trailers | 16 Huer Foods Inc. |
| 2 IEM Industrial Elec. Manufacturing | 17 Weston Bakeries |
| 3 Ropak Packaging | 18 Amico-ISG Vancouver |
| 4 Agriteks Industries Ltd. | 19 Cascadia Windows Ltd. |
| 5 General Motors of Canada Ltd. | 20 EV Logistics |
| 6 Kinetic Drive Solutions Inc. | 21 Comfort Inn & Suites |
| 7 RIMEX Supply Ltd. | 22 Subway |
| 8 Klondike Cold Storage | 23 Industrial Park Sandwich Works |
| 9 Freybe Gourmet Foods Ltd. | 24 T&P Trucking |
| 10 Signboom | 25 Tritech Group Ltd. |
| 11 PFG Glass Industries Ltd. | 26 Unified Alloys |
| 12 Ocean Spray of Canada | 27 Pazmac Enterprises Ltd. |
| 13 Deere-Kitachi Specialty Products | 28 NTL Manufacturing Ltd. |
| 14 Big Box Outlet Store & Warehouse | 29 Sicom Industries |
| 15 Cintas Uniform Services | 30 Overwaitea |