

26074 30A AVENUE
ALDERGROVE • LANGLEY, BC

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INDUSTRIAL LAND **FOR LEASE OR BUILD TO SUIT**

4.944 Acres of M-2 Zoned Industrial Land
Build-to-Suit up to 111,165 SF

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Opportunity

Lee & Associates is pleased to present the opportunity to lease up to 4.94 acres of industrial land or build-to-suit up to 111,165 square feet of building area on 4.94 acres.

Location

Situated in Aldergrove this property benefits from being in close proximity to several major transportation routes including Fraser Highway and Highway 13 (264 Street) which connects to Highway #1 and the US border crossing. There is an abundance of amenities nearby the property including Aldergrove Village, Aldergrove Centre, and Aldergrove Corners shopping malls, along with numerous restaurants including A&W, Wendy’s, Subway, and Mcdonald’s to name a few.

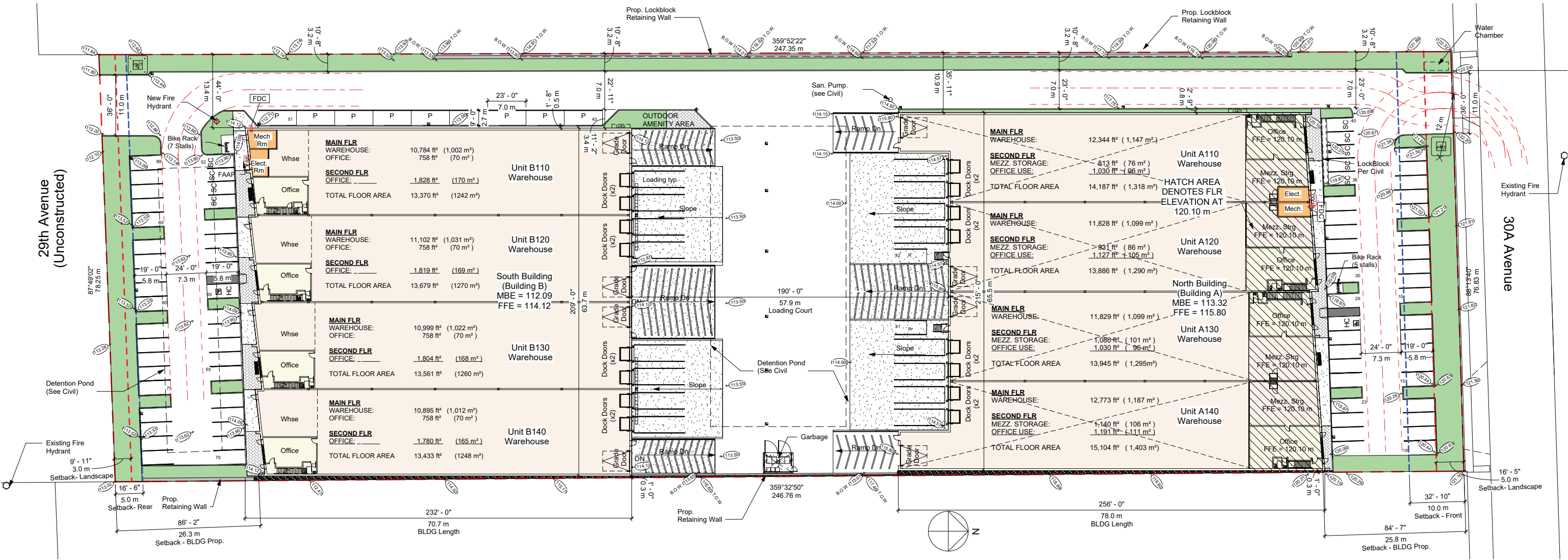
Features

- » 252 feet of frontage to 30A Avenue
- » Gravelled lot
- » Fully fenced and gated
- » Ideal rectangle shaped lot
- » Services at lot line
- » Development Permit in Place Project No: 10-24-0092



Available Area	4.944 acres or ~215,361 square feet
Zoning	M-2 (General Industrial Zone). A full copy of bylaws are available upon request
Basic Rent	Contact broker
Additional Rent (2025 Estimate)*	\$1.45 per sq ft (land only) + management fee *All leases will be triple net with tenant responsible for all utility costs and business related costs. Lease rates are quoted net of GST
Availability	Immediately

Proposed Building Plan



Building B	Unit B110	Unit B120	Unit B130	Unit B140	Total
Warehouse	10,784 SF	11,102 SF	10,999 SF	10,895 SF	43,780 SF
Main floor office	758 SF	758 SF	758 SF	758 SF	3,032 SF
Second floor office	1,828 SF	1,819 SF	1,804 SF	1,780 SF	7,231 SF
Total	13,370 SF	13,679 SF	13,561 SF	13,433 SF	54,043 SF

Building A	Unit A110	Unit A120	Unit A130	Unit A140	Total
Warehouse	12,344 SF	11,828 SF	11,829 SF	12,773 SF	48,774 SF
Second floor mezzanine storage	813 SF	931 SF	1,086 SF	1,140 SF	3,970 SF
Second floor office	1,030 SF	1,127 SF	1,030 SF	1,191 SF	4,378 SF
Total	14,187 SF	13,886 SF	13,945 SF	15,104 SF	57,122 SF

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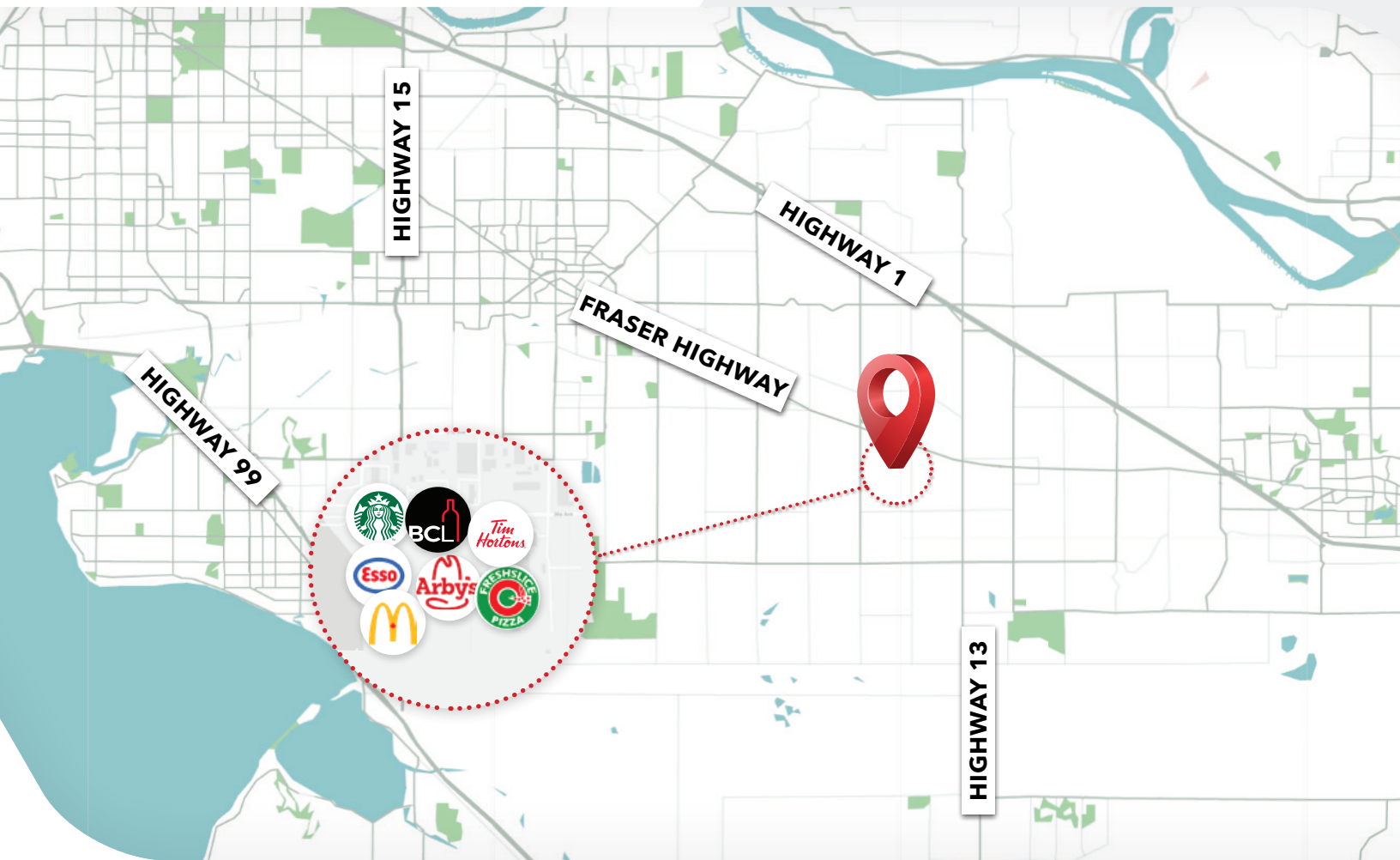
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Proposed Building Rendering



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Drive Times



Fraser Highway
1 min | 700 m



Abbotsford Intl. Airport
14 min | 13.4 km



Trans-Canada Highway
9 min | 6.2 km



Highway 11
24 min | 19.7 km



Sumas Border Crossing
28 min | 26.2 km



Aldergrove Border Crossing
9 min | 7.1 km



Mission
24 min | 26.4 km



Highway 7
42 min | 34.0 km



Deltaport
55 min | 64.1 km

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