

FOR SALE

1.591 ACRES OF INDUSTRIAL LAND IN GLOUCESTER

Lot B
268 Street & 58 Avenue
Langley, BC

PRICE REDUCED



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 1.591 acres of industrial land
- Corner lot in North Gloucester Industrial Estates
- Excellent access to Highway 1
- Reduced asking price: \$2,200,000 inclusive of DCC
 - Previously listed at \$2,400,000

For more information
PLEASE CONTACT:

Todd Bohn
Personal Real Estate Corporation
d 604.676.4138
c 778.808.8633
todd@FLRE.ca

Kyle Dodman
d 604.424.9837
c 604.309.9446
kyled@FLRE.ca

www.FLRE.ca

FOR SALE

1.591 ACRES OF INDUSTRIAL LAND IN GLOUCESTER

Lot B
268 Street & 58 Avenue
Langley, BC

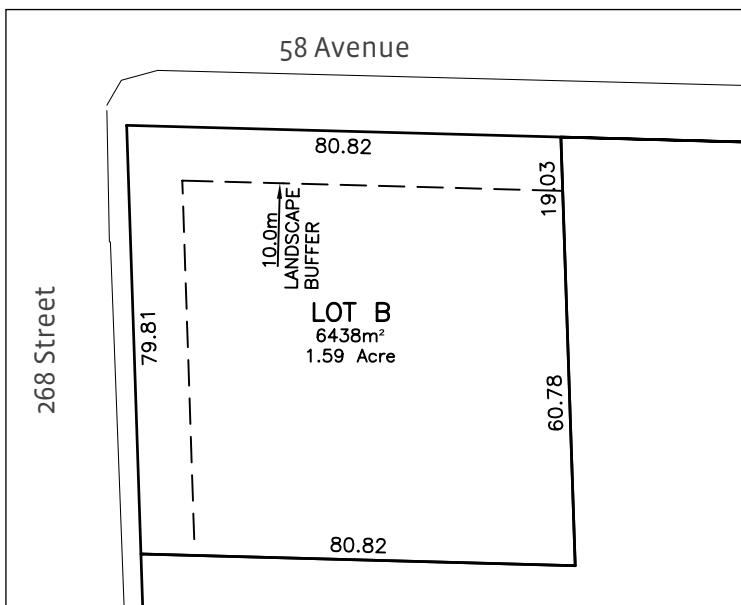
OPPORTUNITY

The opportunity to purchase 1.591 acres of industrial land in Langley's Gloucester Industrial Estates. The property is a square corner lot with minimal work needed to be development ready.

PROPERTY FEATURES

- Corner lot with exposure on 268th Street and 58th Avenue
- Square configuration for flexible site plan options
- One of the last vacant development sites in Gloucester
- Surrounded by well-established industrial businesses
- Adjacent to Eddi's Wholesale
- 1,000 metres from westward Highway 1 on ramp
- 12 minutes from the Aldergrove Border Crossing
- Services at lot lines

SUBJECT PROPERTY DIMENSIONS



ZONING

The property is zoned M-2A (General Industrial) which accommodates a mix of light industrial uses including:

- General industrial uses
- Service industrial uses
- Light manufacturing/assembly
- Warehousing
- Distribution
- Automobile uses
- Commercial vehicle uses
- Trade workshops
- Building supplies
- Food storage and production uses

PROPERTY TAXES

\$25,695.08 (2015)

ASKING PRICE

\$2,200,000 (\$1,382,778/acre) inclusive of DCC
(previously listed at \$2,400,000)

PROPERTY DOCUMENTATION

The following information is available upon request:

- Engineering Report
- M-2 Zoning
- Title
- Tax report

For access to the above documents please contact the listing agents.

FOR MORE INFORMATION CALL 604.583.2500

FOR SALE

1.591 ACRES OF INDUSTRIAL LAND IN GLOUCESTER

Lot B
268 Street & 58 Avenue
Langley, BC

LOCATION

Gloucester is one of the most rapid and successful industrial developments in B.C. Bordered by Highway 1 to the South and Abbotsford to the East, it has become one of the most sought after submarkets for manufacturing and distribution in the Fraser Valley. Gloucester's location provides convenient access across the Lower Mainland via Highway 1. Drive times from subject property are:

10-15 minutes

- Port Kells (200th Street)
- Abbotsford Int. Airport
- Canada/USA border
- South Fraser Perimeter Road (Hwy 17)

20 minutes

- Port Mann Bridge

30 minutes

- Vancouver
- Chilliwack

The Gloucester Industrial Park is home to over 5,000,000 square feet of industrial development and many national companies call Gloucester home, including:

- General Motors
- Mazda/CAT Logistics
- EV Logistics
- Benjamin Moore Paints
- Jeld-Wen Doors
- Taiga Building Products
- Cap-it
- Marr-Tech
- John Deere
- Weston
- CanWel
- Kingspan
- Tim Hortons

GLOUCESTER AREA MAP



Todd Bohn

Personal Real Estate Corporation

d 604.676.4138

c 778.808.8633

todd@FLRE.ca

Kyle Dodman

d 604.424.9837

c 604.309.9446

kyled@FLRE.ca

160 – 8621 201 Street
Langley, BC V2Y 0G9

o 604.687.8300

f 604.687.8322

FLRE.ca



 **FRONTLINE**
REAL ESTATE SERVICES

E.&O.E: This document/email has been prepared by Frontline Real Estate Services Ltd. for advertising and general information only. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Frontline Real Estate Services Ltd. Any interested party should undertake their own inquiries as to the accuracy of the information. Frontline Real Estate Services Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

LOCAL FOCUS. POWERFUL RESULTS.