

FOR SALE

2 ACRE INDUSTRIAL DEVELOPMENT SITE IN GLOUCESTER

Lot A - 272 Street
Langley, BC

POTENTIAL
39,000 SF BUILDING



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 2 acres net effective industrial development site
- Located in Gloucester Industrial Estates
- Exposure on 272 Street
- Asking price: \$2,900,000 inclusive of DCCs

For more information
PLEASE CONTACT:

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Lot A - 272 Street
Langley, BC

OPPORTUNITY

The opportunity to purchase one of the last vacant industrial development sites in Langley's Gloucester Industrial Estates. The property requires minimal work to be development ready and boasts exposure on 272 Street with potential for multiple access/egress points.

PROPERTY FEATURES

- Exposure on 272 Street
- One of the last vacant development sites in Gloucester
- Surrounded by well-established industrial businesses
- Zoned M-2A (General Industrial)
- DCCs are paid
- Services at lot lines

PROPERTY DOCUMENTATION

The following information is available upon request:

- Subdivision plan
- Potential site plans
- M-2A General Industrial Zoning
- Title
- Tax report

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

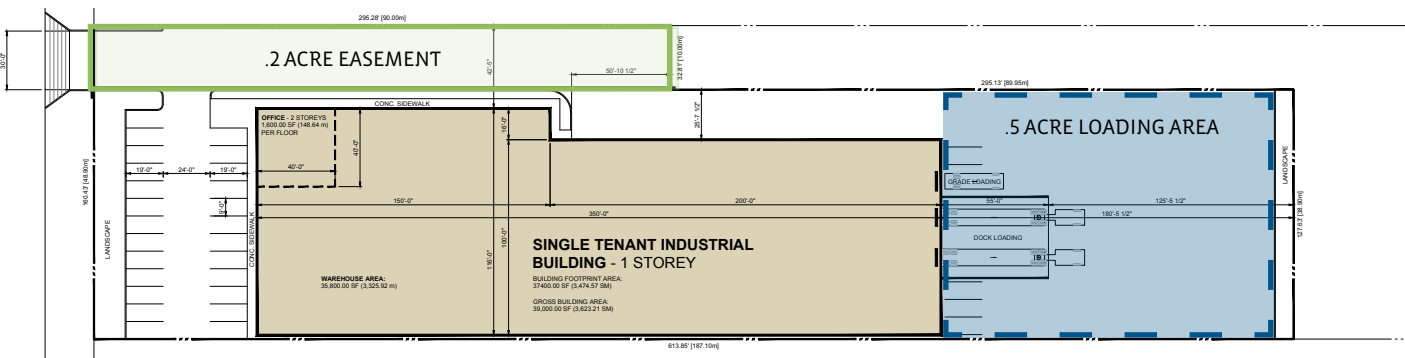
PROPERTY TAXES

\$27,039.85 (2017)

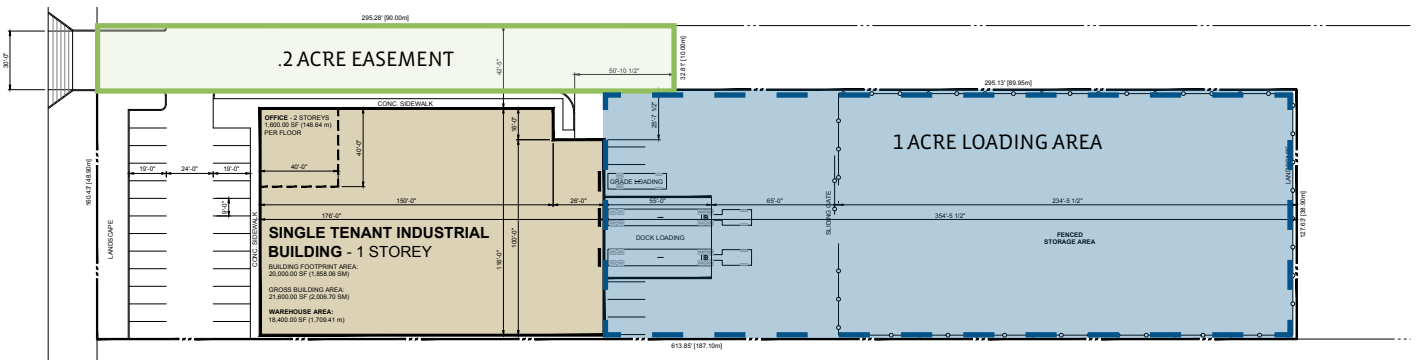
ASKING PRICE

\$2,900,000 inclusive of DCCs

POTENTIAL SITE PLAN FOR 39,000 SF BUILDING



POTENTIAL SITE PLAN FOR 21,600 SF BUILDING



FOR MORE INFORMATION CALL 604.583.2500

FOR SALE

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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 the 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 (Grandview Hwy)
- Chilliwack (Vedder Road)

The Gloucester Industrial Park is home to over 5,000,000 square feet of industrial development with many national companies calling 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



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 **FRONTLINE**
REAL ESTATE SERVICES

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