

For sublease

3254 262nd Street, Aldergrove
72,703 sf of Industrial Space



The property features 2 units combining for a total area of 72,703 sf making it suitable for a range of industrial uses. The building is well-maintained and offers flexible layout options to accommodate various operations. This location borders the Fraser Highway and offers excellent connectivity to other major transportation routes such as Highway 1, Highway 13, and Highway 10. These routes provide direct access to Vancouver and neighbouring municipalities, including Langley, Surrey, and Abbotsford.

Property Highlights

- Four (4) dock and one (1) grade loading door
- 3-phase / 600 v / 400 amps power
- Gas fired heating
- Fully sprinklered
- Excellent location
- Easy truck access
- Yard space available
- Very clean, large open warehouse in concrete structure



Building A	27,560 SF
Building B	45,170 SF
Lease Rate	\$13.95 PSF
Operating Costs	\$3.34 PSF
Available	Immediately
Zoning	M-2

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