Multi-Property Industrial Portfolio

FOR SALE

3250, 3252, 3254 262nd Street & 26251 Fraser Highway, Langley, BC



JON T. BISHOP
Principal / President
Personal Real Estate Corporation
604.697.3077 | jbishop@cdnglobal.com

RYAN CAULFIELD CPA, CGA
Principal / Vice President
Personal Real Estate Corporation
604.340.1101 | rcaulfield@cdnglobal.com

REID ADDISON
Associate Advisor
604.697.3058 | raddison@cdnglobal.com

BASE WAGNER
Associate Advisor
604.678.6557 | bwagner@cdnglobal.com

Watch Video

THE OPPORTUNITY

A rare opportunity for an investor or owner-occupier to acquire a prime multi-property industrial portfolio in the heart of the Aldergrove Industrial District. The offering is comprised of four properties containing a combined 155,000 sf of warehouse and office space on a 7.08-acre-site with multiple points of ingress and egress. The property is centrally located between the region's major highways and transportation corridors. Flexible zoning allows for a wide range of industrial uses.

Properties may be purchased together or individually.



PROPERTY DETAILS

OVERVIEW

Civic Addresses	**3250, 3252, 3254 262 Street & 26251 Fraser Highway, Langley, BC**
PIDS	026-450-267, 026-450-259, 026-450-275, & 012-264-547
Total Assessed Value	$49,012,000
Year Built	1980
Total Building Size	155,000 SF
Total Site Size	7.08 Acres
Site Coverage	54%
Ceiling Height	18' - 23' Clear
Loading Doors	16 Grade Doors & 6 Dock Doors
Construction	Concrete Tilt-Up & Concrete Block
Additional offerings	• The exterior of the premises is being actively refinished to the standard of 26251 Fraser Highway. • Improvements can include new exterior paint, site cleaning, provisioning for additional loading doors, and landscaping modifications along Fraser Highway to add additional parking and accessibility
Zoning	M-2 (General Industrial)
Asking price	**Contact listing agents**

OCCUPANCY DETAILS

Address	**3250 262 Street**	**3252 262 Street**	**3254 262 Street**	**26251 Fraser Highway**
Size (SF)	30,000	30,515	82,000	13,210
Expiration	Vacant	31-Oct-30	Vacant	31-Jul-30
Renewal Option	N/A	One (1) 5 year-renewal	N/A Month-to-Month	Two (2) 5-year renewal



Disclaimer: Total area is approximately 17,789 sq. ft. All floor plans, measurements, and item locations are approximate and for illustrative purposes only. No liability is assumed for errors or omissions. Interested parties must independently verify all specifications and structural details.

3250 262 Street, Langley







PID	026-450-267
Building Size	30,000 SF
Loading Doors	2 Grade Doors
Ceiling Height	23' Clear
Power	600A / 600V / 3-Phase
Status	Vacant
Additional offerings	• Actively being refinished to shell space • Potential for additional loading doors • Square footage excludes in place office and mezzanine
Zoning	M-2 (General Industrial)
Asking price	**Contact listing agents**

3252 262 Street, Langley

PID	026-450-259
Building Size	30,515 SF
Loading Doors	7 Grade Doors
Ceiling Height	20' Clear
Power	400A / 600V /3-Phase
Status	Occupied until October 31, 2030
Zoning	M-2 (General Industrial)
Asking Price	Contact listing agents









3254 262 Street, Langley







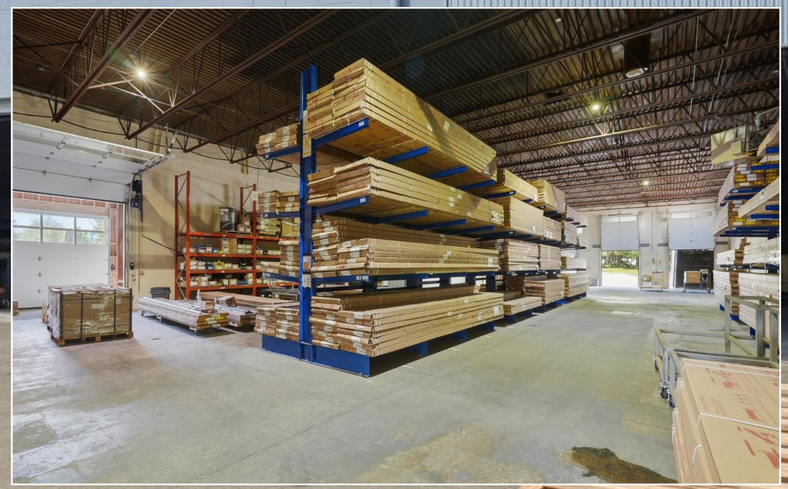
PID	026-450-275
Building Size	82,000 SF
Doors	4 Grade Doors & 3 Dock Doors
Ceiling Height	21' Clear
Power	300A / 600V / 3-Phase
Status	Vacant
Additional Offerings	• Potential for additional dock doors
Zoning	M-2 (General Industrial)
Asking price	**Contact listing agents**

26251 Fraser Highway, Langley

PID	012-264-547
Building Size	13,210 SF
Doors	3 Grade Doors & 3 Dock Doors
Ceiling Height	18' Clear
Power	400A / 208V / 3-Phase
Status	Occupied until July 31, 2030
Zoning	M-2 (General Industrial)
Asking Price	Contact listing agents







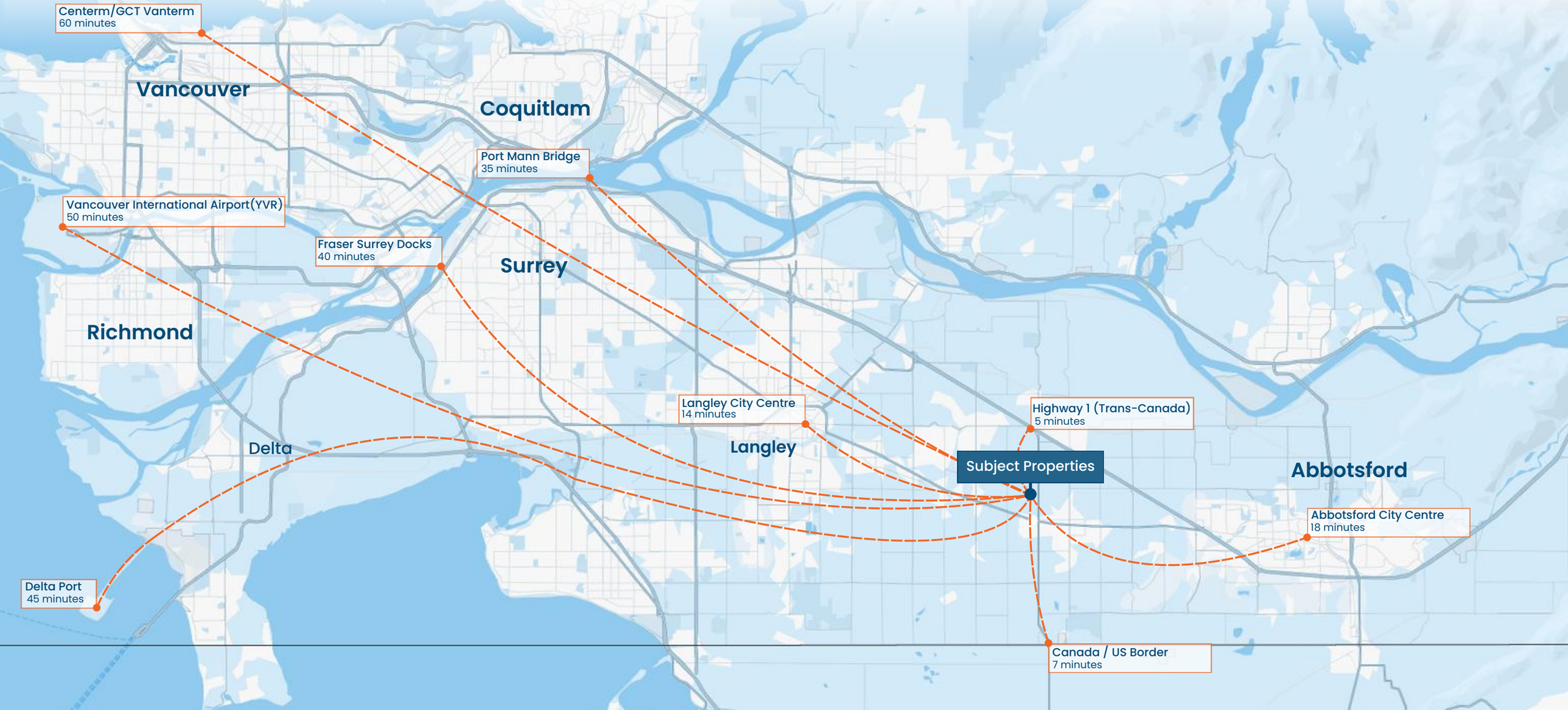




LOCATION

Situated in Aldergrove's well established industrial area, the property offers immediate connectivity to the region's major transportation corridors via the Fraser Highway, Highway 1, and the Canada / USA Aldergrove Border Crossing.

The site benefits from extensive retail amenities in the surrounding area, and is home to both large national corporations and many local and regional businesses.



CONTACT

All qualified purchasers will be given data room access following execution of a confidentiality agreement. Contact listing brokers for pricing guidance.



JON T. BISHOP
Principal / President
Personal Real Estate Corporation
604.697.3077 | jbishop@cdnglobal.com

RYAN CAULFIELD CPA, CGA
Principal / Vice President
Personal Real Estate Corporation
604.340.1101 | rcaulfield@cdnglobal.com

REID ADDISON
Associate Advisor
604.697.3058 | raddison@cdnglobal.com

BASE WAGNER
Associate Advisor
604.678.6557 | bwagner@cdnglobal.com

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or Distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.