



FOR LEASE

27078 56 Avenue
Langley, BC

Office Lease in Gloucester

- » Ground Floor Office Space
- » Quick Access to Highway 1
- » Modern Build Out
- » Available Immediately

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA

Total: 1,356 ft²

GROSS RENT

\$25.00/ ft² / per annum

EST. GROSS RENT

\$2,825.00 / month + GST

Includes Utilities

ZONING

M-2A (Light Impact Industrial)

Intended to accommodate light impact industry, transportation industry, warehouses, and limited office and service uses.



Address Location

Located in the Gloucester industrial area and just a two minute drive from the Highway 1 and 264th Street interchange, this 1,356 square foot ground floor office area is made up of three rooms with modern finishes and 9'8" high ceilings. There is one large office measuring approximately 24'1" x 27'3"; and two additional offices measuring approximately 12'10" x 27'3" each. The offices are located within the head office for the Horizon Contracting Group.

Please note: This space is only suitable for low traffic office users operating during typical weekday business hours.

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DRIVE TIMES

ABBOTSFORD	23 MINS
CLOVERDALE	33 MINS
BURNABY	33 MINS
SURREY	34 MINS
MAPLE RIDGE	36 MINS
WHITE ROCK	44 MINS
DELTA	52 MINS

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