

# 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
- 21' clear ceiling height
- 3-phase / 600 v /400 amps power
- Gas fired heating
- Fully sprinklered
- Excellent location
- Easy truck access
- Very clean, large open warehouse in concrete structure
- Potential to negotiate long term headlease

**Building A** 27,560 SF

**Building B** 45,170 SF

**Lease Rate** \$13.95 PSF

**Operating Costs** \$3.34 PSF

**Sublease Expiry** August 31, 2026

**Available** Immediately

**Zoning** M-2



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