



**FOR LEASE**

## 4848 - 275th Street, Unit 101A Langley BC

### Property Features:

- unit in Gloucester Industrial Estates
- large office buildout with warehouse
- bright end unit with extensive glass and natural light environment
- 26 ft. clear ceiling height
- 1 grade level overhead loading door
- 3 phase, 600 volt electrical service
- 10 reserved parking



Kent Craig  
REALTOR®

### Salient Details:

- Rentable Area:

Level	Office	Warehouse	Total
Main Level	1,976	6,248	8,224
UpperLevel	1,839	403	2,242
Total	3,815	6,651	10,466

- Operating Costs and Taxes
  - 2024/25 estimated budget \$7.44 psf
- Available - Immediately
- Zoning - M-2A Light Industrial Uses

