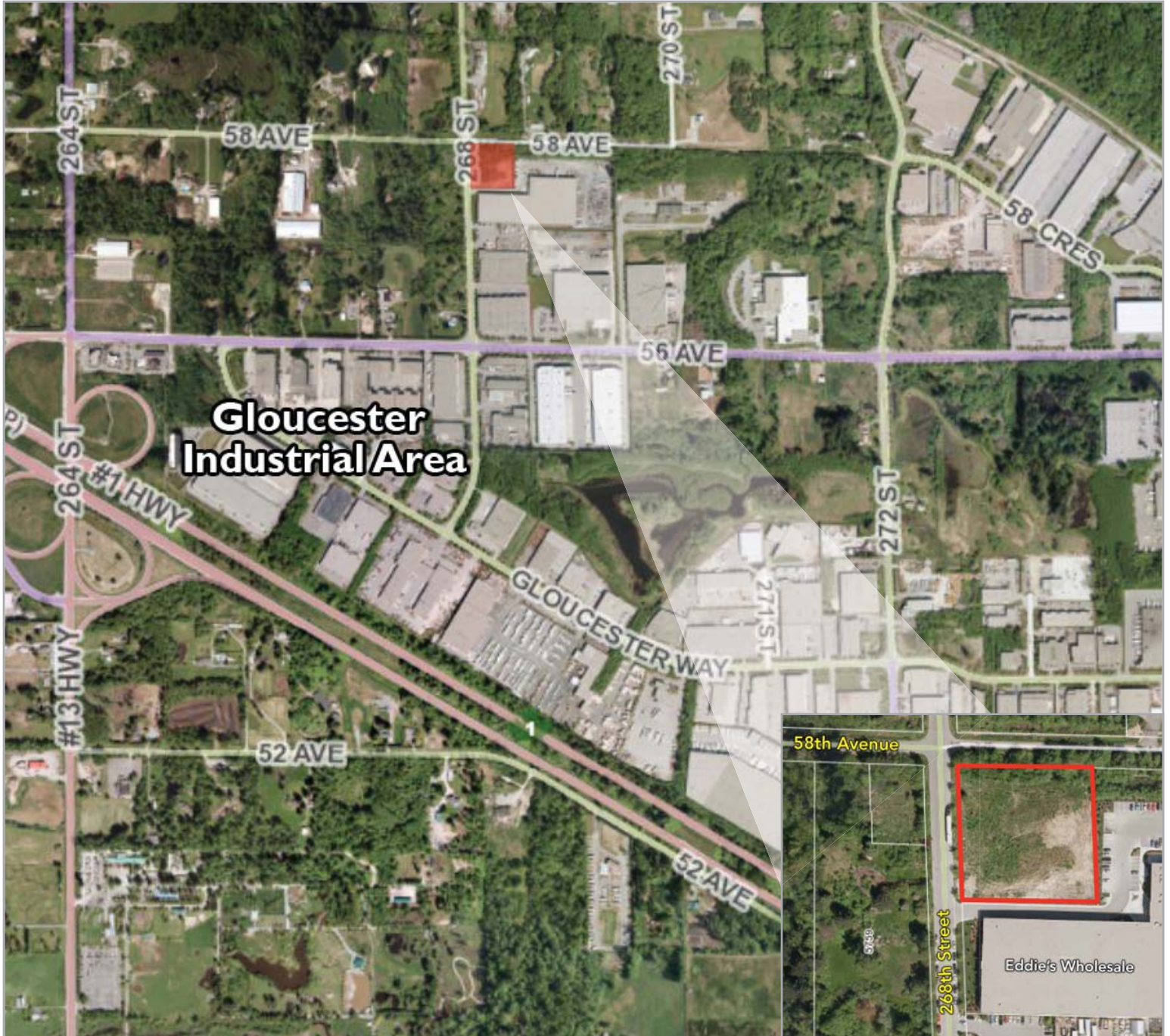


FOR SALE

Rare 1.6 Acre Industrial Corner Site
One of the Last Vacant Development Sites
Gloucester Industrial Area



Lot B - 268th Street & 58th Avenue, Langley, BC

William N. Hobbs*
W.N. (Bill) Hobbs, B. Comm., R.I. (B.C.)
Senior Vice President - Industrial
604.640.5808
bill.hobbs@ca.cushmanwakefield.com
*Personal Real Estate Corporation



FOR SALE

Rare 1.6 Acre Industrial Corner Site
One of the Last Vacant Development Sites
Gloucester Industrial Area

LOCATION

The subject property is located on 268th Street, just one block of 56th Avenue, the major East-West thoroughfare. Gloucester Industrial Estates is a mature, well-established industrial park and the discussion/manufacturing location of choice for Weyerhaeuser Canada, the TDL Group/Tim Horton's, Freybe Sausage, Taiga Forest Products, and Overwaitea Foods, to name but a few.

LEGAL DESCRIPTION

Lot B, Section 7, Township 14, NWD, Plan BCP38578

SITE SIZE

1.6 Acres (69,304 sf)

SITE FRONTAGE

265' on 58th Avenue / 262' on 268th Street

ZONING

M-2A (General Industrial)

FEATURES

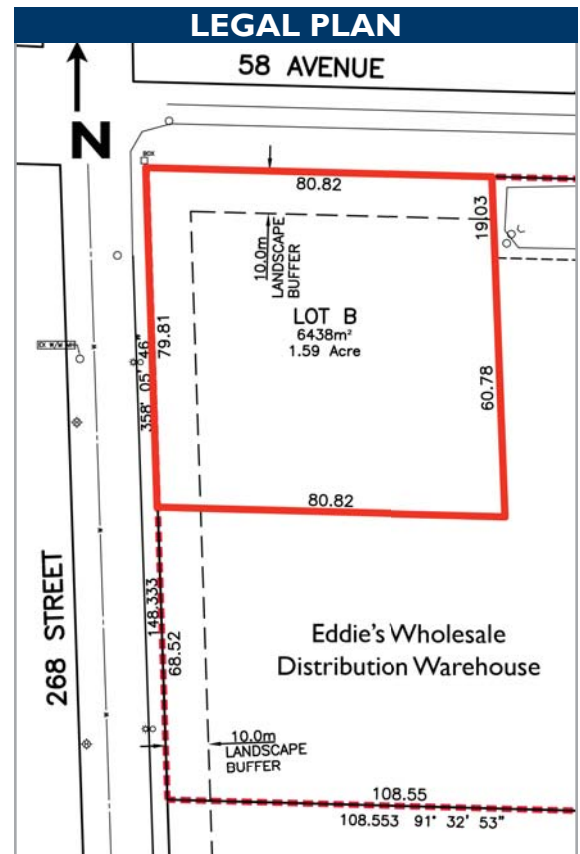
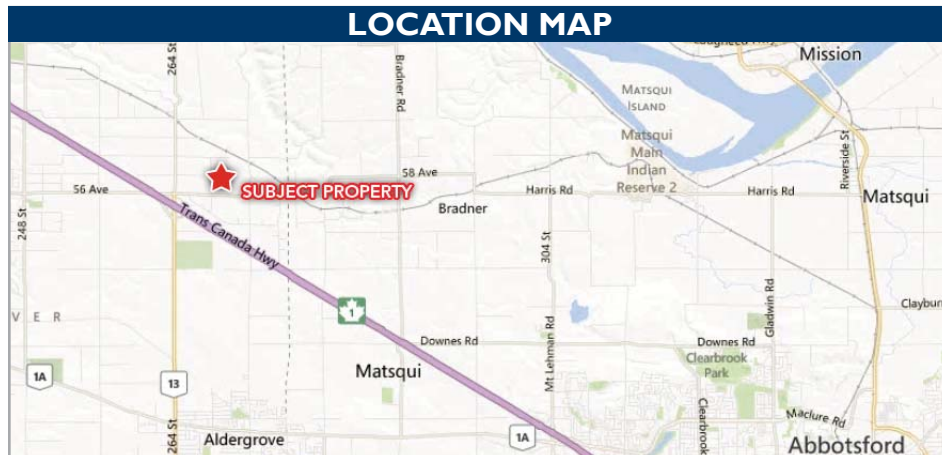
- Large square configuration
- Corner site
- Minimal site preparation required for development on site
- Clean environmental report

ASKING PRICE

\$1,760,000* (\$1,100,000 per acre) * Price is inclusive of D.C.C.'s

PROPERTY TAXES

\$24,729.57



William N. Hobbs*
W.N. (Bill) Hobbs, B. Comm., R.I. (B.C.)
Senior Vice President - Industrial
604.640.5808
bill.hobbs@ca.cushwake.com
*Personal Real Estate Corporation

Cushman & Wakefield Ltd
Suite 700 - 700 West Georgia Street
P.O. Box 10023, Pacific Centre
Vancouver, BC V7Y 1A1
T: 604.683.3111
F: 604.683.0432
www.cushmanwakefield.com
www.vancouverlisting.ca

