

UNITS AT FRASER HIGHWAY BUSINESS CENTRE
INDUSTRIAL SPACES WITH OPTIONAL GRADE LOADING

**FOR
LEASE**



WILLIAM | WRIGHT

Commercial Real Estate Services

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Industrial Spaces


Fraser Highway Business Centre

Opportunity to lease industrial space, perfect for a wide range of businesses to operate within this industrial/retail flex space. The zoning allows for a variety of uses and the unit features an open floor plan for production or storage with 12-foot clear ceiling heights, an ensuite washroom, and a small office. This warehouse is well located in an industrial area with excellent access to Highway 1, which is great for business owners who need an accessible area to operate.



 Optional grade loading

 Accessible location with easy access to Highway-1

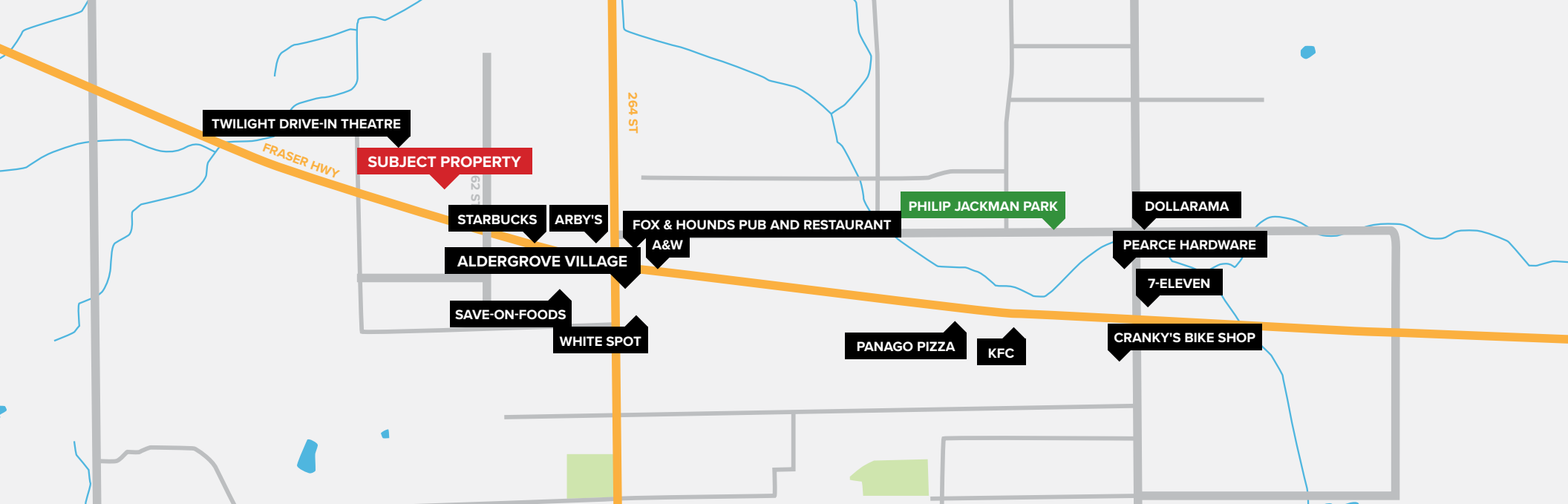
 In-suite washroom and private office

 3-phase power available



Units Available

UNIT	#20	#45	#46
ADDRESS	26157 Fraser Highway, Aldergrove	3347 262nd Street, Aldergrove	3347 262nd Street, Aldergrove
SIZE	± 2,100 SQFT	± 2,000 SQFT	± 1,100 SQFT
ZONING	M-2	M-2	M-2
MONTHLY RENT	\$3,350 + GST	\$3,000 + GST	\$2,400 + GST



Location

Fraser Highway is a major arterial road in the Lower Mainland connecting the cities of Surrey and Abbotsford. Located in the Fraser Highway Business Centre, the building is within a few minutes of the Township of Langley, which is one of the fastest growing commercial districts in the Fraser Valley. The 200th Interchange and the Carvolth Exchange bus loop provide a major connection for employees traveling west of the Port Mann Bridge, Surrey, and the Township of Langley connecting employees to all areas of Metro Vancouver and most major traffic arteries.

**For More
Information
Contact**

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