

NOW UNDER CONSTRUCTION

FOR SALE

# 60TH AVENUE BUSINESS CENTRE

Developed by Beedie/



# 60<sup>TH</sup> AVE

BUSINESS CENTRE

Marketed by





# 27466 60th Avenue

Langley, BC

## OPPORTUNITY

60th Avenue Business Centre is not only the newest, but the only strata warehouse development completing in 2021 across the entire Langley market. Beedie, revered for its innovation in design, development and construction, has bundled another rare opportunity that combines location, form, functionality and value into one compelling development. Flexibility abounds in this latest Beedie offering, with the broadest zoning classification across the market, with unit sizes and multiple loading configurations from 10,131 SF up to 43,296 SF. Secure your business' future today as with only four units available... another Beedie sell-out is coming soon.

## LOCATION & AMENITIES

60th Avenue Business Centre is located on the southeast corner of 60th Avenue and 274th Street in Gloucester, within the Township of Langley. Gloucester Industrial Estates is a master-planned industrial community strategically located in northeast Langley on the north side of the Trans-Canada Highway (Highway 1) at the 264th Street interchange. The business park will benefit from the recently announced expansion of Highway 1 between 216th Street and 264th Street, significantly improving mobility and transportation within the region. As it stands today, Gloucester offers convenient access to most areas of the Lower Mainland and is located within 15 minutes of both the Abbotsford International Airport (YXX) and the US border.



### ZONING

M2- A - General Industrial



### COMPLETION

Q4 2021

## BUILDING FEATURES



### CONSTRUCTION

Concrete tilt-up insulated panels



### LOADING

Dock/grade



### CEILING HEIGHT

26' clear



### SPRINKLERS

ESFR



### LIGHTING

High efficiency LED in warehouse



### SKYLIGHTS

Minimum of two (2) skylights per bay



### ELECTRICAL SERVICE

3-phase, 200 amps per bay



### FLOOR LOAD

500 lbs/SF warehouse floor load capacity



### RECIRCULATION FANS

Ceiling fans located near loading doors



### MEZZANINE

Concrete, complete with guard rail & 100 lbs/SF floor load capacity



### INTERIOR WALLS

To be painted white for greater illumination



### TELECOMMUNICATIONS

Fibre optic cable will be brought to the service room & distributed to each unit by TELUS



MARKETING PLAN



LEGEND

- D = Dock Door
- MS = Monument Signage
- PMT = Pad Mounted Transformer
- G = Grade Door
- M = Mechanical Room
- = Under Contract
- Mezz = Mezzanine
- E = Electrical Room



PRICING TABLE

	Unit Footprint SF	Mezz SF	Total SF	\$ PSF	Loading	Parking
Unit 100			UNDER CONTRACT			
Unit 110	8,542	1,589	10,131	\$395	2D, 1G	14
Unit 120	9,202	1,580	10,782	\$395	2D, 1G	14
Unit 130	9,742	1,595	11,337	\$395	2D, 1G	15
Unit 140	9,484	1,562	11,046	\$395	2D, 1G	14
Unit 150			UNDER CONTRACT			
Unit 160			UNDER CONTRACT			

\*Prices subject to change without notice.

SERVICE PLUS

Beedie is committed to providing purchasers with the same high level quality and service that they have built their reputation on over 65+ years. Beedie’s Service Plus program ensures purchasers receive exceptional customer service from prior to move-in through the warranty period and even after the building is complete. The Service Plus team is there to provide peace of mind ensuring you remain in good hands.





## ABOUT THE DEVELOPER

# Beedie/

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial and residential developers, having completed more than 30 million square feet of new development. Beedie's integrated structure allows them to implement the highest construction and design standards, and its legacy of relationship building enables Beedie to deliver projects that drive commercial value.

As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, and Ontario.

**BUILT FOR TODAY.  
BUILT FOR TOMORROW.  
BUILT FOR GOOD.**

[www.beedie.ca](http://www.beedie.ca)





# 60<sup>TH</sup> AVE

BUSINESS CENTRE

## CONTACT

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