FOR LEASE

FIRST YEAR $16.50/SF BASIC RENT



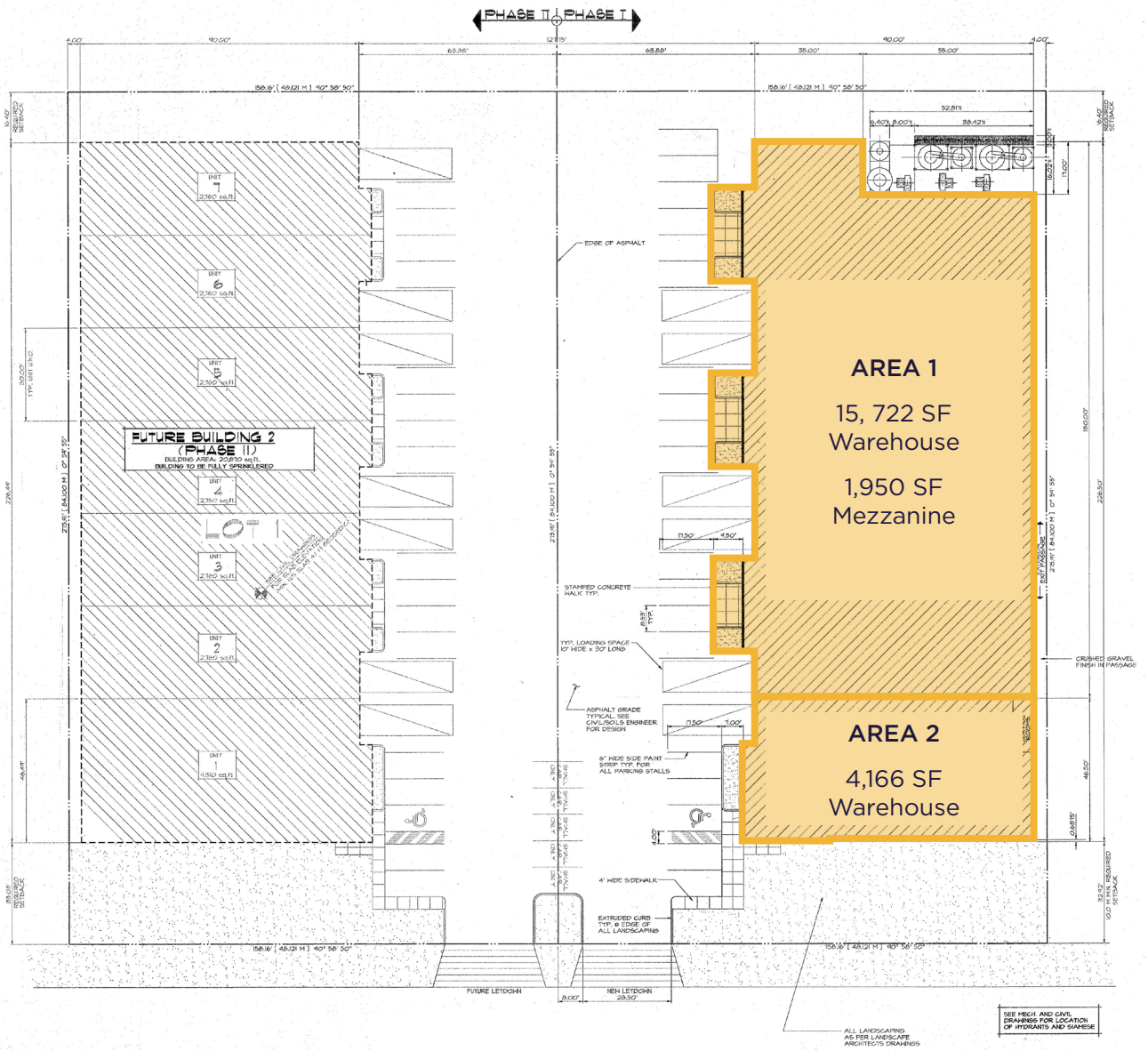
22,000 SF WAREHOUSE SPACE AVAILABLE IN PORT KELLS, LANGLEY

19947 101 AVENUE

LANGLEY, BC

CUSHMAN & WAKEFIELD

Leasable Building Area



FOR LEASE 22,000 SF

19947 101 Avenue, Langley, BC

Location

The subject property is located on 101st Avenue, in the heart of the well established Port Kells industrial area of Langley. The building's construction spares no expense featuring an extra thick concrete slab, heavy power supply, six oversized grade loading doors, paint booths and a piped compressed air system. The concrete mezzanine area features men's and women's change rooms, washrooms, kitchen, lunch room and private offices. Additionally, the property features a large truck court, ample parking space, extensive exterior lighting, and a fenced and gated perimeter.

The subject property is ideally situated in the geographic center of the Lower Mainland, within minutes of the Trans-Canada Highway, Golden Ears Bridge and Port Mann Bridge; providing immediate access to all Lower Mainland submarkets and the Canada/US Border.

A full detailed presentation is available for all features.

Building Area	
Ground Floor Warehouse	19,888 SF
Mezzanine Office	1,950 SF
Total	21,838 SF

The Premises are currently demised into two Bays:

Area 1

- 15,722 SF of Warehouse space and
- 1,950 SF of mezzanine office, kitchen and washroom warehouse space
- 5 12' x 14' overhead grade loading doors
- Walk-in paint spray booth

Area 2

- 4,166 SF of Warehouse space with handicap washroom
- 1 12' x 14' overhead grade loading door
- Benchtop spray paint booth

Property Features

Legal Description:	Lot 2 District Lot 123 Group 2 New Westminster District Plan LMP12759. PID: 018-503-110
Zoning Service:	M-3 (Heavy Industrial) Zoning allowing for a wide variety of manufacturing, and assembly industrial uses. A copy of zoning bylaws is available upon request.
Features:	Total of Six 12' x 14' Overhead Loading Doors. • Extensive Electrical Power throughout Warehouse - 600V/600 amps total Building power. • Fully sprinklered throughout Facility. • Mezzanine kitchen with Male/Female locker room with shower/washrooms in Area 1 of Warehouse. • Extensive on-site parking (17 designated stalls).
Asking Lease Rate:	Contact listing agents
Operating Costs:	Estimated $6.35 psf/annum (2026)
Availability:	Immediate

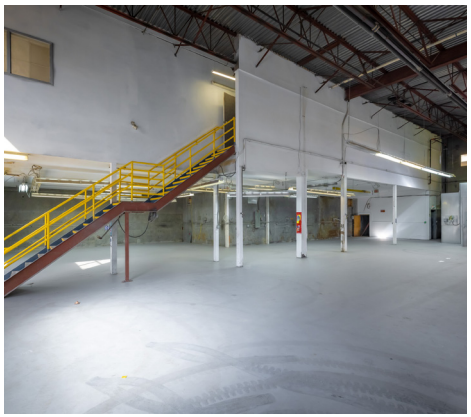




Property Photos





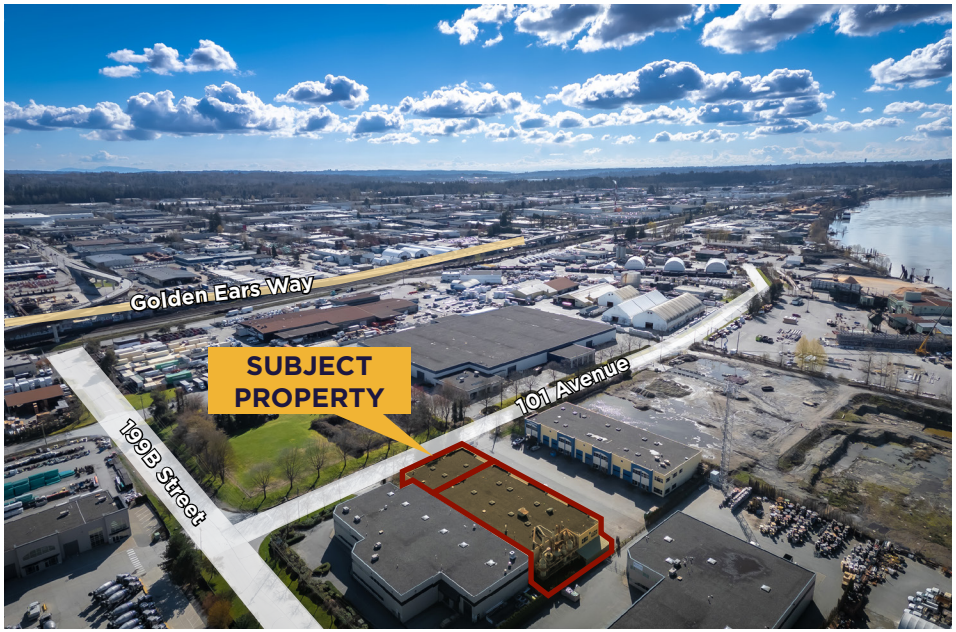




Aerial Photos











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