



For Lease

28,468 Square Feet Freestanding Building with Excellent Exposure in Langley City

#200 - 20350 Langley Bypass, Langley BC

Professionally owned and managed, quality warehouse and office space with outside storage.

Accelerating success.

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Managed by:

Beedie/

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Property Overview

A rare opportunity to lease a freestanding building in the heart of Langley City.

This property offers first class exposure and access, along with excellent proximity to amenities, transit, employees and major connecting arterial routes.

- 18 minutes to 200th Street Interchange @ Highway 1
- 30 minutes to the Port Mann Bridge
- 30 minutes to Abbotsford International Airport
- 32 minutes to the Truck Crossing U.S. Border
- 37 minutes to the Fraser Surrey Docks
- 46 minutes to DeltaPort
- 50 minutes to Downtown Vancouver



Property Features

Location

The building is situated in the heart of Langley City, surrounded by large-scale retailers such as Rona, Marshalls and HomeSense. Willowbrook Shopping Centre is steps away and transit options are abundant.

This freestanding industrial facility is located on the south side of Langley Bypass, between 200th Street and 204th Street.

Zoning

I-1 Light Industrial allowing a wide variety of industrial uses and related offices. Wholesale and retail uses are limited.

Building Area

Warehouse	19,322 SF
Main Floor Office/Showroom	6,797 SF
Second Floor Office	2,349 SF
Total	28,468 SF

Ceiling Height

23' ceilings to joist

Loading

2 dock loading doors, 2 grade doors

Power

1200 amp, 600/347 volt, 3-phase

Sprinklers

Fully sprinklered

Building Features

- High exposure opportunity on Langley Bypass
- Concrete tilt-up construction
- Professionally managed and maintained
- Fenced and gated yard area
- Office improvements on 2 levels
- Reception area, private offices, showroom/retail style space, boardroom & washrooms
- Security cameras in yard area and perimeter of building

Available

Summer 2024

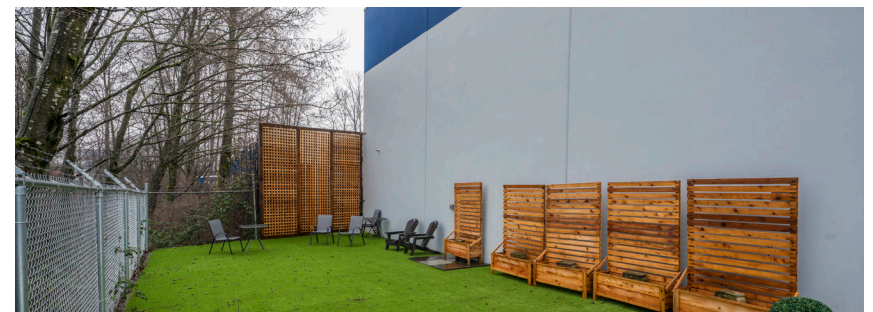
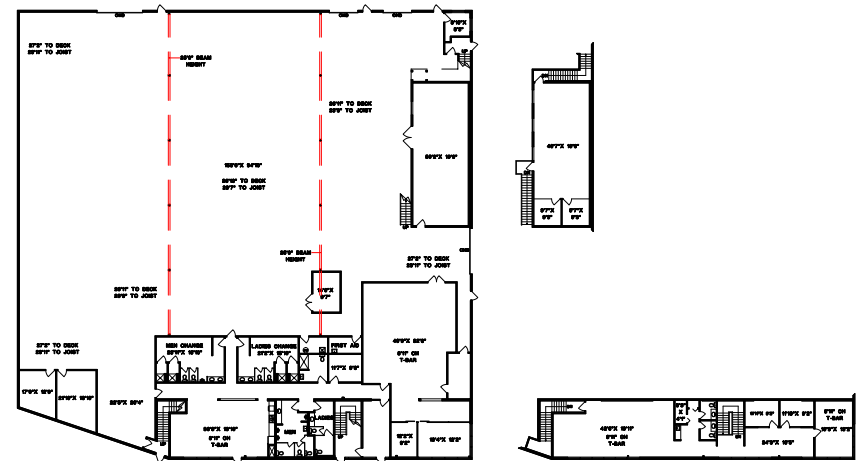
Lease Rate

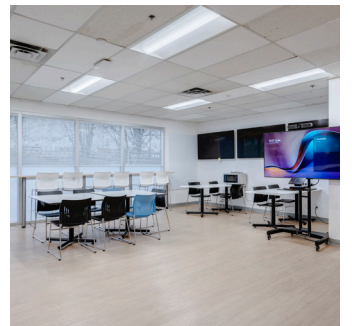
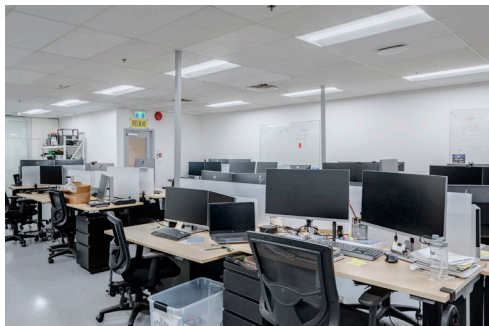
Please contact the listing agents

Additional Rent

\$5.21 per SF (2024 estimate)

Floor Plan







Beedie/

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