



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.

Vito DeCicco
Senior Vice President
Personal Real Estate Corporation
+1 604 831 3373
vito.decicco@colliers.com

Chris Morrison
Executive Vice President
Personal Real Estate Corporation
+1 604 807 7811
chris.morrison@colliers.com

Managed by:

Beedie/

Marketed by:



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.

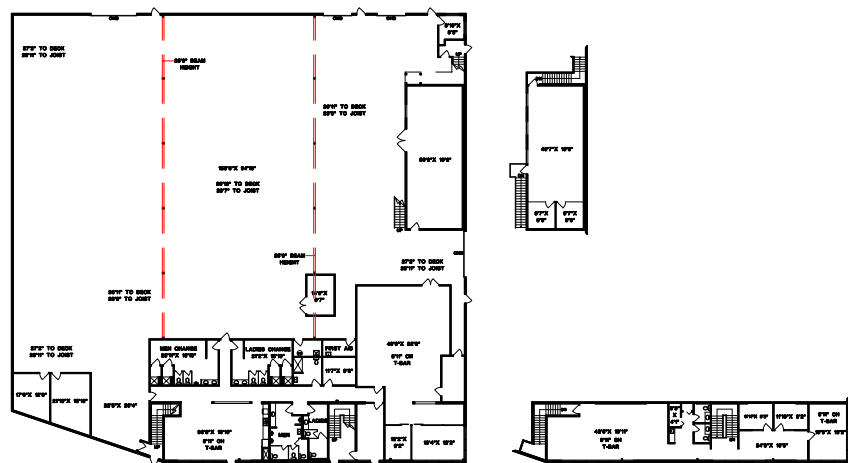
- 18 minutes to 200th Street Interchange @ Highway 1
- 30 minutes to the Port Mann Bridge
- 30 minutes to Abbotsford International Airport
- 32 minutes to the Truck Crossing U.S. Border
- 37 minutes to the Fraser Surrey Docks
- 46 minutes to DeltaPort
- 50 minutes to Downtown Vancouver

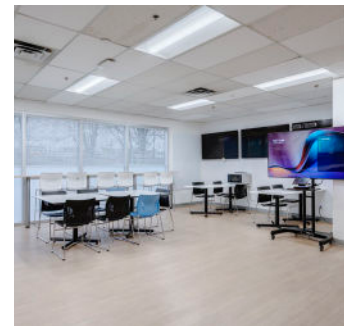
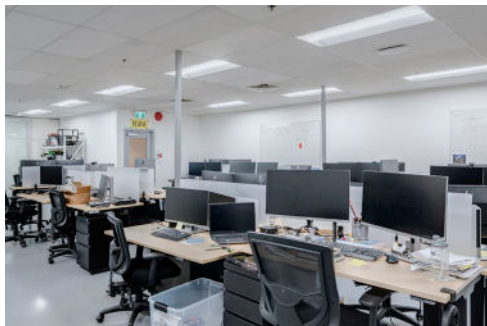


Property Features

Location	<p>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.</p> <p>This freestanding industrial facility is located on the south side of Langley Bypass, between 200th Street and 204th Street.</p>	
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
	<u>Second Floor Office</u>	<u>2,349 SF</u>
	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	<ul style="list-style-type: none">• 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







Colliers

Beedie/

Vito DeCicco
Senior Vice President

Personal Real Estate Corporation
+1 604 831 3373
vito.decicco@colliers.com

Chris Morrison
Executive Vice President

Personal Real Estate Corporation
+1 604 807 7811
chris.morrison@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage



collierscanada.com

Accelerating success.