

**FOR LEASE**

# 51,607 SF Premium Industrial Facility in Northwest Langley

Unit 210, 9087B 198th Street, Langley

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Property managed by:

**Beedie**

Marketed by:

**Colliers**



# Opportunity Overview

An excellent quality and professionally managed building in the heart of Port Kells/NW Langley. Beedie's 401 Corporate Centre offers campus-style industrial space minutes from Highway 1, the Golden Ears Connector and the South Fraser Perimeter Road.



51,607 SF including well-improved office space



Access to the Trans-Canada Highway via 192nd Street & 200th Street in under 5 minutes



Abundance of loading & on-site parking



Professionally owned, maintained & managed by Beedie



# Property Details

## Location Overview

The property is located in 401 Corporate Centre, which is situated in the highly sought-after Northwest Langley industrial area of the Fraser Valley. This development offers excellent access to Highway 1 via the 200th Street Interchange and is seamlessly connected to the South Fraser Perimeter Road via Golden Ears Way.

## Zoning

M-2 Industrial

## Building Area\*

Warehouse	40,363 SF
Main Floor Office	5,476 SF
Mezzanine	5,648 SF
<u>Common Area</u>	<u>120 SF</u>
Total	51,607 SF

## Features

- Concrete tilt-up construction with extensive glazing & natural light
- 10 dock loading doors with hydraulically operated dock levellers
- 4 grade loading doors
- 24'6" clear ceiling height
- Well-improved space with private offices, washrooms & employee amenity areas
- 400 amp power service
- ESFR sprinklers
- Gas-fired, forced-air heating
- 51 dedicated on-site parking stalls

## Available

April 1, 2026

## Asking Lease Rate

\$19.95 per SF, net

## Additional Rent

\$4.77 per SF + 5% basic rent management fee



\* Building areas are approximate and to be verified



200th Street Interchange	3 minutes
192nd Street Interchange	5 minutes
South Fraser Perimeter Road	9 minutes
Port Mann Bridge	12 minutes
Fraser Surrey Docks	24 minutes
Abbotsford International Airport	28 minutes
Deltaport	45 minutes



9087B 198th St



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