

FOR SALE OR LEASE | INDUSTRIAL  
(111 & 112) 9295 198 STREET  
LANGLEY, BC



- ▶ **Two (2) Industrial Strata Units**
- ▶ **2,761 SF – 5,542 SF Available**
- ▶ **Centrally Located in Port Kells**

### Highlights

- ▶ 18' ceilings
- ▶ Two (2) grade loading doors
- ▶ Great transportation connections
- ▶ Washrooms

### Location

The subject property is situated in the heart of Port Kells. The property offers excellent exposure to 198 Street in Port Kells, one of the most desirable industrial areas in the Lower Mainland due to its proximity to Highway 17, Highway 1, access to the U.S. border, its geographically central nature, and complimentary industries and services.

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Unit	Warehouse	Office	Second Floor Office	Total	Property Tax (2025)	Strata Fees	Basic Rent	Asking Price
Unit 111	1,117 SF	822 SF	822 SF	2,761 SF	\$9,474.21	\$345.06	\$19.50 PSF	\$1,495,000
Unit 112	1,097 SF	842 SF	842 SF	2,781 SF	\$9,474.21	\$345.06	\$19.00 PSF	\$1,395,000

**Features**

- ▶ Two (2) grade loading door (12' x 14')
- ▶ 18' ceilings
- ▶ Front entrance/rear loading configuration
- ▶ Forced air heating (warehouse)
- ▶ 2-piece washroom (ground floor)
- ▶ 3-piece washroom (Unit 111 second floor)
- ▶ Kitchenette/lunchroom (Unit 111)
- ▶ Reception area
- ▶ Boardroom
- ▶ Sprinklered

**Legal Description**

Strata Lot 11 & 12 Section 34 Township 8 New Westminster District  
 Strata Plan NW3095  
 PID: 016-372-573 & 016-372-581

**Zoning**

M-2 - General Industrial Zone ([click here to view bylaw](#))

**Additional Rent**

\$5.50 PSF + 5% management fee on Basic Rent

**Availability**

March 1, 2026



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