

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

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **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.

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 **C** 604.518.2188
grant.basran@lee-associates.com

Sebastian LP Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 **C** 604.783.8139
sebastian.espinosa@lee-associates.com

Rajan Hundal BA, DULE
Associate | Industrial
D 604.630.3393 **C** 604.396.3840
rajan.hundal@lee-associates.com

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

Unit	Warehouse	Office	Mezzanine	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	TBD	\$19.50 PSF	\$1,495,000
Unit 112	1,097 SF	842 SF	842 SF	2,781 SF	\$9,474.21	TBD	\$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

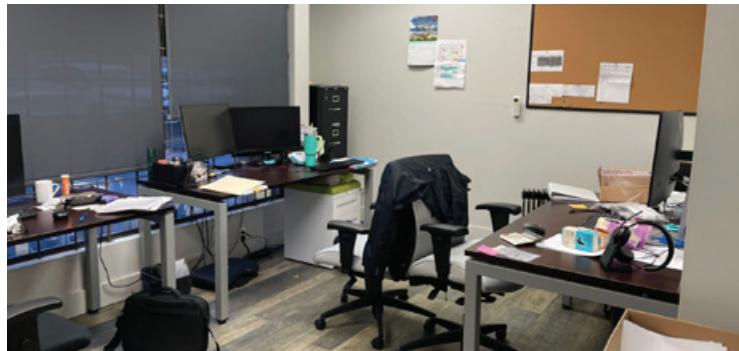
M-2 - General Industrial Zone ([click here to view bylaw](#))

Additional Rent

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

Availability

March 1, 2026



Grant Basran

Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

Sebastian LP Espinosa CCIM, SIOR

Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Rajan Hundal BA, DULE

Associate | Industrial
D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com

Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. © Lee & Associates Commercial Real Estate (BC) Ltd. All Rights Reserved. 01/15/26.