

FOR LEASE | INDUSTRIAL
#103 - 9850 201ST STREET
LANGLEY, BC



- ▶ **Modern Day Warehouse/Office Facility On Major Transportation Hub**
- ▶ **Centrally Located in Port Kells/Northwest Langley**

Location

This trophy property is located in the sought after Northwest Langley Industrial area which is a major transportation hub of the entire Lower Mainland. The Trans-Canada Highway, Port Mann Bridge, South Fraser Perimeter Road, and Golden Ears Bridge connecting all points to the Lower Mainland are just minutes from this prime location.

Highlights

- ▶ Heavy 3 phase power
- ▶ Dock and grade loading
- ▶ Prominent storefront with exposure
- ▶ Full HVAC office

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Zoning

M-1A (Service Industrial) permits a wide variety of uses. Full copy of bylaw will be provided upon request.

Features

- ▶ Radiant tube heating
- ▶ Fully sprinklered
- ▶ 1 grade loading door (10' x 10')
- ▶ 1 dock loading (8' x 10')
- ▶ Air conditioned office
- ▶ Full concrete mezzanine area/steel structure
- ▶ Multiple washrooms throughout
- ▶ Ample electrical service
- ▶ Concrete tilt-up building
- ▶ Many private offices
- ▶ 24' clear ceiling heights

Building Area (Approximate)

Warehouse area	19,547 SF
Ground floor office/showroom area	2,189 SF
Structural mezzanine (concrete steel)	5,999 SF
Total	27,735 SF

Basic Lease Rate

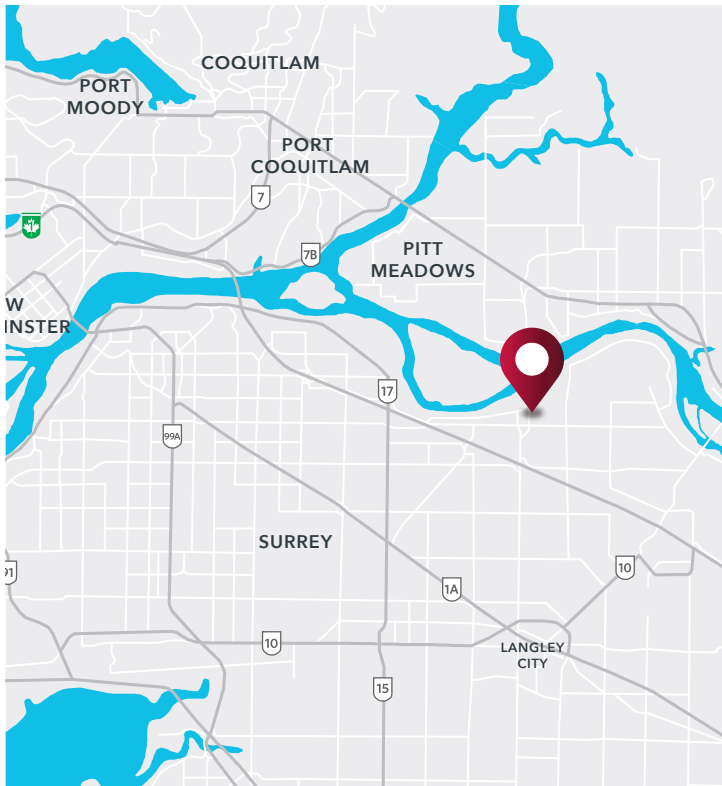
\$9.75 PSF (first year rental rate promotion)

Taxes & Operating Costs (2020 Estimate)

\$4.15 PSF

Availability

Immediate



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