

6280 202 STREET
LANGLEY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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INDUSTRIAL BUILDING **FOR SALE**

16,581 SF Concrete Building on 0.89 Acre Lot
18-Foot Warehouse Ceilings w/ Grade Loading
+/- 5,000 SF Secured Yard Compound

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The Opportunity

This property presents an exceptional opportunity to acquire a 16,581 square foot free-standing industrial building in the Willowbrook business area. The site boasts low site coverage allowing for additional storage within the secured yard compound. This property presents a unique opportunity for an owner/user or investor to acquire a centrally located property in close proximity to the future Skytrain extension.

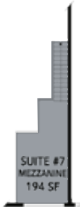
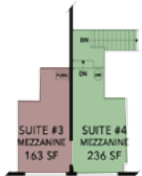
Property Features

- » 18' ceiling height (warehouse)
- » Low site coverage (39%)
- » Quality concrete block construction
- » Secure yard compound (+/- 5,000 SF)
- » 3-phase power
- » Washrooms
- » Forced-air heating (warehouse)
- » Eight (8) grade loading doors (10' X 12')
- » Potential to convert two (2) additional grade loading doors



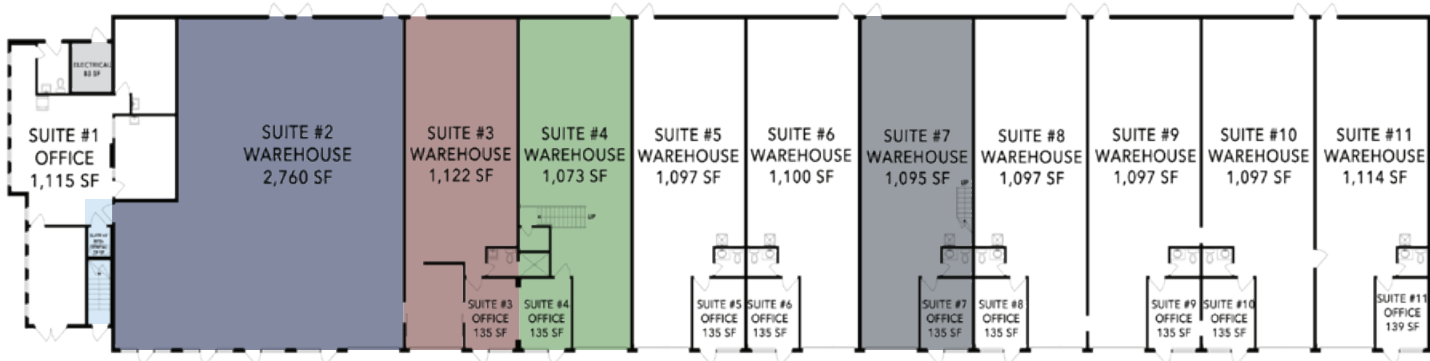
Salient Details

| | |
|-------------------|--|
| Legal Description | LOT 11 DISTRICT LOT 311 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 79092 |
| PID | 011-988-754 |
| Site Size | 38,848 SF (0.89 Acres) |
| Gross Floor Area | 16,581 SF (15,346 SF can be potentially vacant upon Completion of Sale) |
| Zoning | M-2 (General Industrial Zone) |
| Property Taxes | \$65,687.26 (2024) |
| Asking Price | Contact Brokers |



DOWNLOAD PLANS

UPPER FLOOR



LOWER FLOOR

Unit Breakdown and Tenancy Details**










| SUITE | OFFICE | WAREHOUSE | MEZZANINE | TOTAL | TENANCY |
|----------|-------------------------|-----------|-----------|-----------|------------------------|
| 1 | 1,155 SF | — | — | 1,155 SF | Month-to-Month |
| 2 | 962 SF (Residential) | 2,760 SF | — | 3,722 SF | Month-to-Month |
| 3 | 135 SF | 1,122 SF | 163 SF | 1,420 SF | Month-to-Month |
| 4 | 135 SF | 1,073 SF | 236 SF | 1,444 SF | Month-to-Month |
| 5 | 135 SF | 1,097 SF | — | 1,232 SF | Month-to-Month |
| 6 | 135 SF | 1,100 SF | — | 1,235 SF | Leased until Sept 2027 |
| 7 | 135 SF | 1,095 SF | 194 SF | 1,424 SF | Month-to-Month |
| 8 | 135 SF | 1,097 SF | — | 1,232 SF | Leased until Jan 2027* |
| 9 | 135 SF | 1,097 SF | — | 1,232 SF | Leased until Jan 2027* |
| 10 | 135 SF | 1,097 SF | — | 1,232 SF | Leased until Jan 2027* |
| 11 | 139 SF | 1,114 SF | — | 1,253 SF | Leased until Jan 2027* |
| 5,134 SF | | 9,982 SF | 593 SF | 16,581 SF | *can be made vacant |

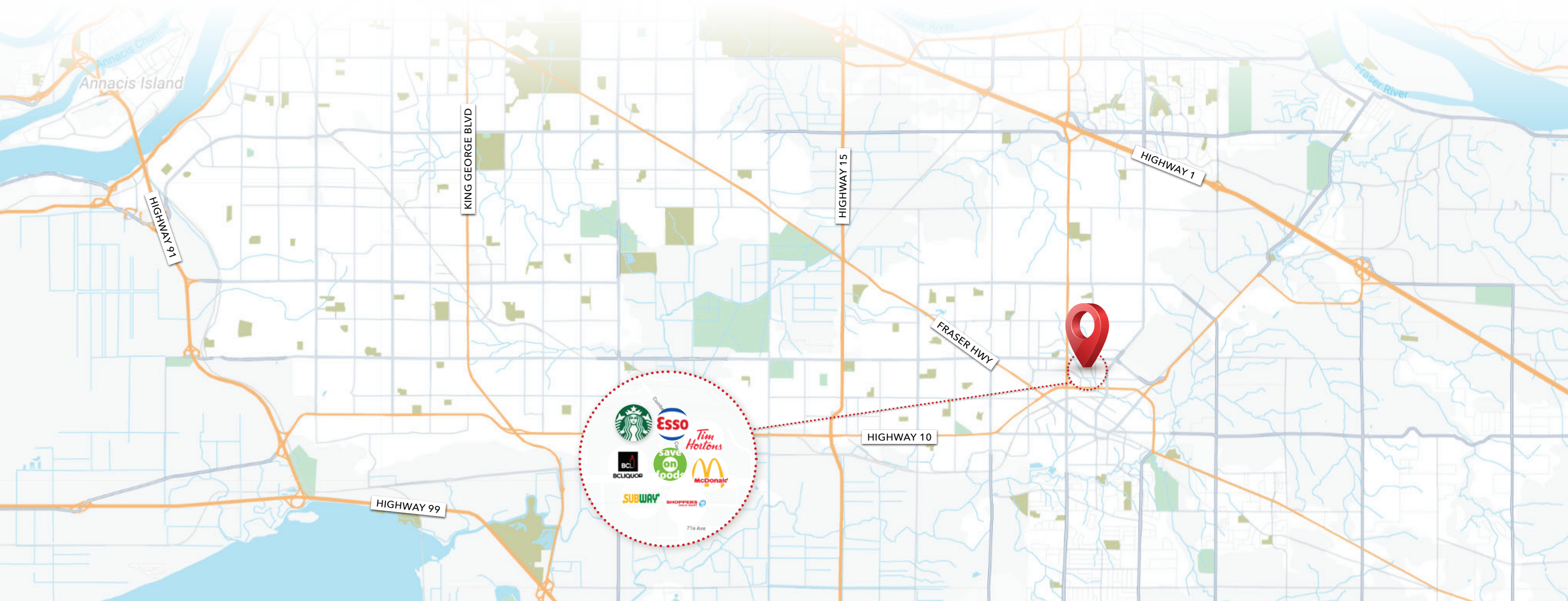
**15,346 SF can be potentially vacant upon Completion of Sale

Location Overview

Strategically located on the east side of 200 Street, just north of Fraser Highway, the subject property offers excellent frontage along 202 Street. The property is situated near Fraser Highway and the Langley Bypass providing a vibrant mix of industrial, retail and service-oriented businesses. The property presents an exceptional opportunity for an owner/user or investor to acquire an industrial building in close proximity to the future SkyTrain extension. The neighborhood surrounding this property serves as a central commercial and retail hub in the Township of Langley, with a variety of amenities and high foot traffic.

Drive Times

| | | |
|---|---|--|
|  Highway 15 13 min 5.8 km |  Golden Ears Bridge 17 min 9.0 km |  Highway 17 18 min 13.0 km |
|  Trans-Canada Highway 12 min 6.0 km |  Port Mann Bridge 19 min 18.3 km |  Canada/U.S. Border 26 min 17.4 km |
|  Fraser Surrey Docks 35 min 29.0 km |  YVR 55 min 45.6 km |  Highway 13 23 min 15.8 km |



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