

6297 202 STREET
LANGLEY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL BUILDING **FOR SUBLEASE**

15,031 SF on 0.65 Acres of M-2 Zoned Land

Located in Willowbrook

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Opportunity

Lee & Associates is pleased to present the opportunity to sublease 15,031 square feet of well-improved industrial building space in the heart of Langley's highly sought-after Willowbrook industrial node. This offering features a functional warehouse configuration suited for a wide range of industrial operations, along with a generous lot size that supports efficient site circulation, storage, and logistics flow.

The building benefits from flexible M-2 General Industrial zoning, which accommodates a broad spectrum of industrial, manufacturing, production, and warehousing uses, making it suitable for businesses seeking space that can adapt to changing operational needs. With its combination of clear height, loading capabilities, office improvements, heavy power, and strong transportation connectivity, the property provides a rare opportunity for tenants to secure a centrally located, move-in-ready industrial facility. Immediate availability further enhances the appeal for companies requiring quick operational deployment or expansion.

Property Features

- » 24' Ceiling Height
- » Full HVAC Office
- » Sprinklered
- » Equipped with a kitchenette and a lunchroom
- » Heavy 3-Phase Power
- » Four (4) 8' x 10' dock loading doors with leveller
- » Forced air heating
- » 1,000-pound crane
- » Concrete block construction



Lot Size 28,352.72 SF

Total Building Area 15,031 SF

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

Basic Rent Contact Broker

Additional Rent \$5.50 PSF (estimate)

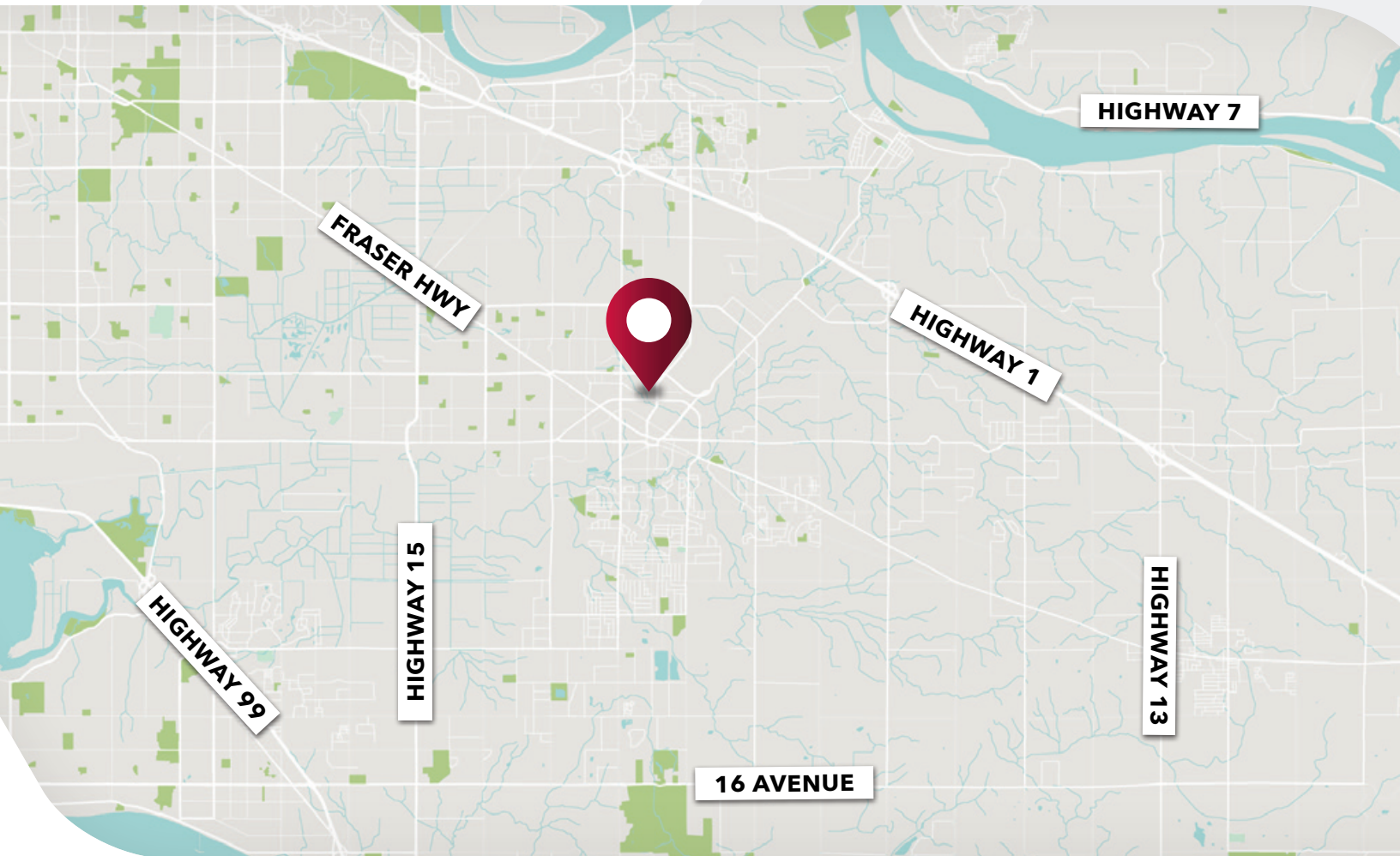
Property Taxes \$60,802.02 (2025)

PID 011-988-576

Lease Expiry December 31, 2027 (Landlord open to longer term by way of Headlease)

Availability Immediately

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Drive Times



Fraser Highway
3 min | 1.4 km



Port Kells
12 min | 8.4 km



Trans-Canada Highway
7 min | 4.2 km



Highway 7
41 min | 27.8 km



200 Street Interchange
5 min | 2.8 km



Aldergrove Border Crossing
33 min | 22.1 km



Mission
49 min | 36.6 km



Vancouver Intl. Airport
56 min | 48.8 km



Deltaport
53 min | 46.4 km

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