

FOR LEASE | INDUSTRIAL  
UNIT 102 - 5968 205A STREET  
LANGLEY, BC



- ▶ **2,213 SF Warehouse/Office Unit**
- ▶ **Centrally Located Near Downtown Langley**

#### Location

Conveniently situated in the City of Langley, the subject property is located along 205A Street and Duncan Way in Downtown Langley. There is an abundance of amenities in close proximity to the subject property, including but not limited to Willowbrook Mall and other retail centres.

#### Grant Basran

Associate | Industrial

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#### Highlights

- ▶ Grade loading
- ▶ 18' ceilings
- ▶ Sprinklered
- ▶ Washrooms

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## Features

- ▶ Radiant tube heating
- ▶ Grade loading (12' X 14')
- ▶ Sprinklered
- ▶ LED lighting
- ▶ Kitchenette
- ▶ T-bar ceiling/recessed acoustic lighting
- ▶ 18' clear ceiling height
- ▶ Concrete block construction

## Available Space

Warehouse	1,259 SF
Ground floor office	355 SF
Second floor office	355 SF
Mezzanine	244 SF
<b>Total</b>	<b>2,213 SF</b>

## Zoning

I-1 (Light Industrial Zone). Allows for a wide variety of light industrial uses. Contact listing agents for a copy of the zoning bylaws.

## Basic Rent

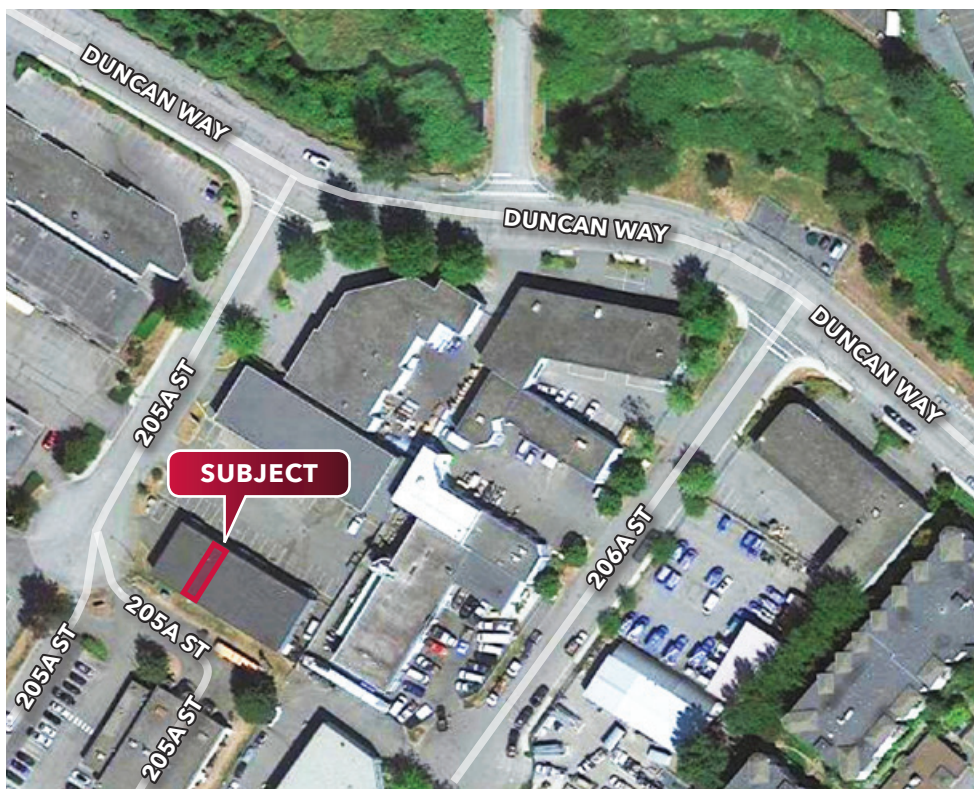
\$20.00 PSF per annum

## Additional Rent

\$4.50 PSF per annum

## Availability

Immediate



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