

FOR LEASE | INDUSTRIAL  
#102 - 19661 96 AVENUE  
LANGLEY, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **2,194 SF Warehouse Space with Grade Loading**
- ▶ **Ideally Situated in Port Kells**

**Grant Basran**

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

**Sebastian Espinosa CCIM, SIOR**

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



### Location

The subject industrial property is located in Port Kells, one of the most desirable areas of the Lower Mainland. This geographically central area offers excellent access to the Golden Ears Bridge, Highway 1, and the US border. Port Kells/Northwest Langley is home to many of the largest industrial manufacturers and distribution firms in the Metro Vancouver Area.

### Zoning

M-1A (Service Industrial) – a full copy of the bylaws is available upon request.

### Features

- ▶ 17' to 19' ceilings
- ▶ Two (2) piece washroom
- ▶ Halide lighting
- ▶ 3 phase power
- ▶ Forced air heater
- ▶ Grade loading (12' X 14')

### Available Area

Warehouse	1,964 SF
Office	230 SF
<b>Total</b>	<b>2,194 SF</b>

### Basic Lease Rate

\$17.00 PSF per annum

### Additional Rent

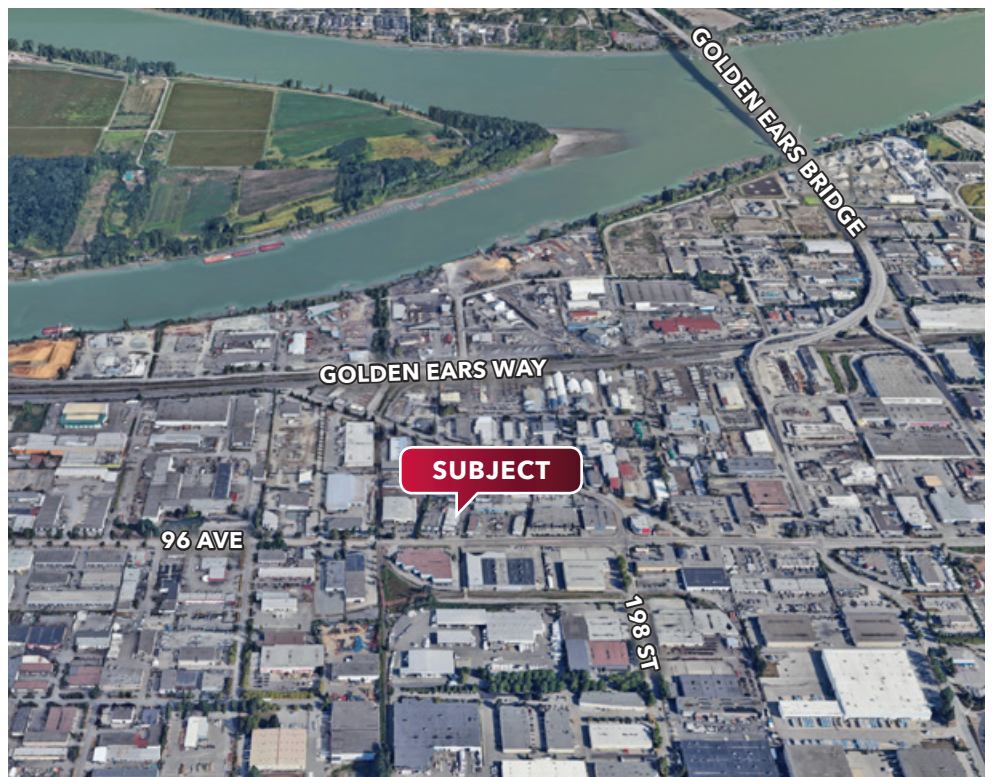
\$7.21 PSF per annum

### Total Monthly Rent + GST

\$4,426.40

### Availability

30 days notice



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