

FOR LEASE | INDUSTRIAL  
23699-23737 FRASER HIGHWAY  
LANGLEY, BC



- ▶ **30,492 SF to 1.70 Acres of M1-B Zoned Industrial Land**
- ▶ **Conveniently Located Off Fraser Highway**

### Location

Located in rural East Langley, this site offers a service industrial-designated property. The property is conveniently located in close proximity to several major transportation routes, including Highway 1 via the 232nd Street interchange and Fraser Highway. Proximity to Lynden Border Crossing.

### Highlights

- ▶ Outside storage permitted
- ▶ Vehicle parking permitted
- ▶ Gravelled and levelled
- ▶ Fenced and gated

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**Available Areas**

Available Space	Basic Rent	Additional Rent*	Total Monthly + GST*	Availability
30,492 SF	\$3.50 PSF per annum	\$0.95 PSF per annum	\$11,307.45	June 1 <sup>st</sup> , 2025
1 Acre	\$3.50 PSF per annum	\$0.95 PSF per annum	\$16,153.50	September 1 <sup>st</sup> , 2025

\*All leases will be triple net with tenant responsible for all utility costs and business related costs.

Lease rates are quoted net of GST.

**Zoning**

M-1B (Service Industrial Zone) allows for a variety of uses. A full copy of the Bylaw is available upon request. Outside storage permitted.

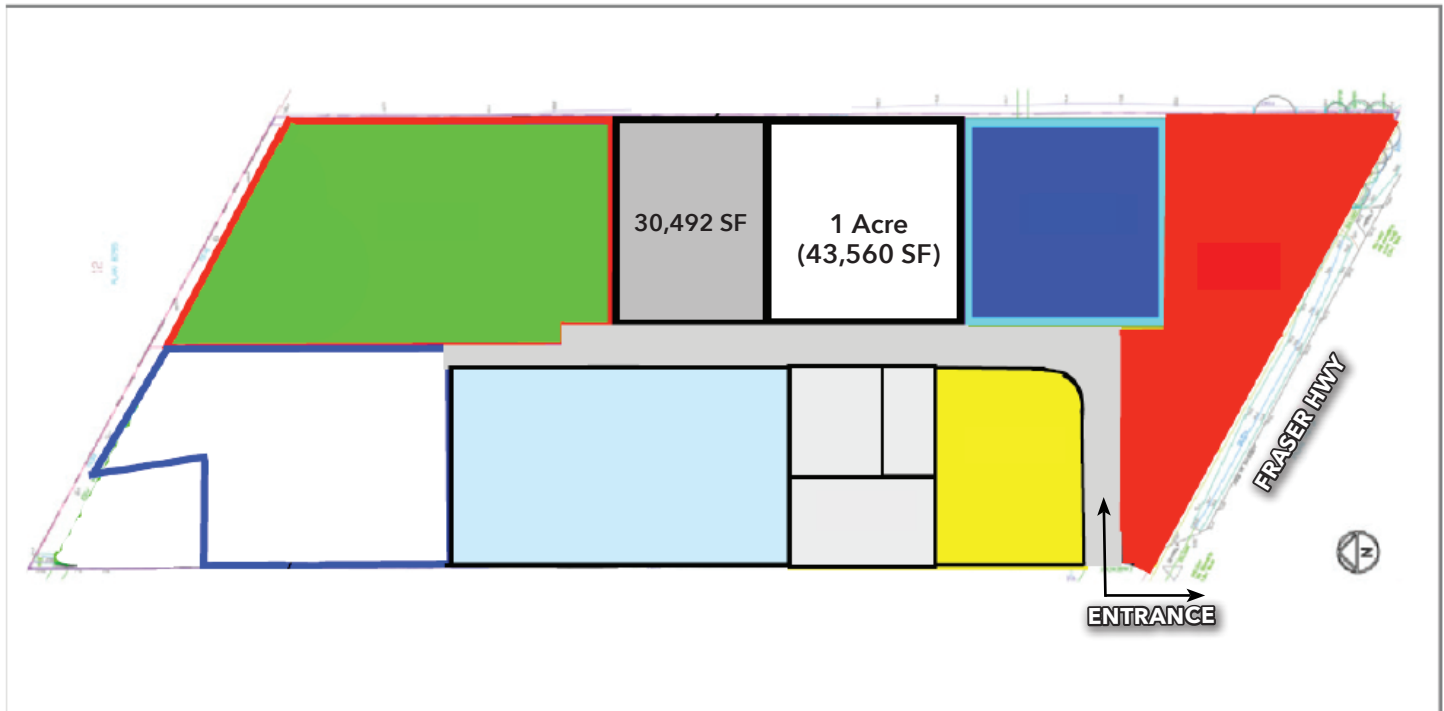
**Features**

Site is individually fenced and gated in addition to fence/gate around whole yard.

**Site Plan**

SCHEDULE A  
 SITE PLAN

23699/23737 Fraser Hwy



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