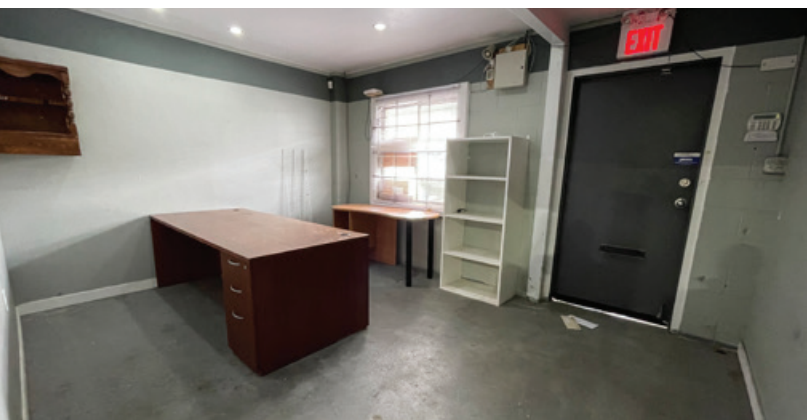


FOR LEASE | INDUSTRIAL  
5656 PRODUCTION WAY  
LANGLEY, BC



- ▶ **Convenient High Exposure Location**
- ▶ **Centrally Located in Langley City**

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### Highlights

- ▶ Grade loading
- ▶ Ample parking
- ▶ 16' - 18' ceilings
- ▶ High exposure



# FOR LEASE | INDUSTRIAL 5656 PRODUCTION WAY LANGLEY, BC

## Location

Conveniently situated in the City of Langley, this industrial warehouse offers excellent access to multiple transportation routes, including Fraser Highway, 200th Street, and Highway 10/Langley Bypass. There is an abundance of amenities in close proximity to the subject property, including Willowbrook Mall and other retail centres.

## Zoning

I1 (Light Industrial Zone)

A full copy of the bylaws will be furnished upon request.

## Features

- ▶ Central location
- ▶ High exposure complex
- ▶ 16' - 18' ceilings
- ▶ Grade loading (12' x 12')
- ▶ Forced-air heater
- ▶ Pylon signage potential
- ▶ Washroom

## Available Areas

|              |                 |
|--------------|-----------------|
| Warehouse    | 1,760 SF        |
| Office       | 220 SF          |
| <b>Total</b> | <b>1,980 SF</b> |

## Asking Basic Rent

\$16.00 PSF per annum

## Additional Rent

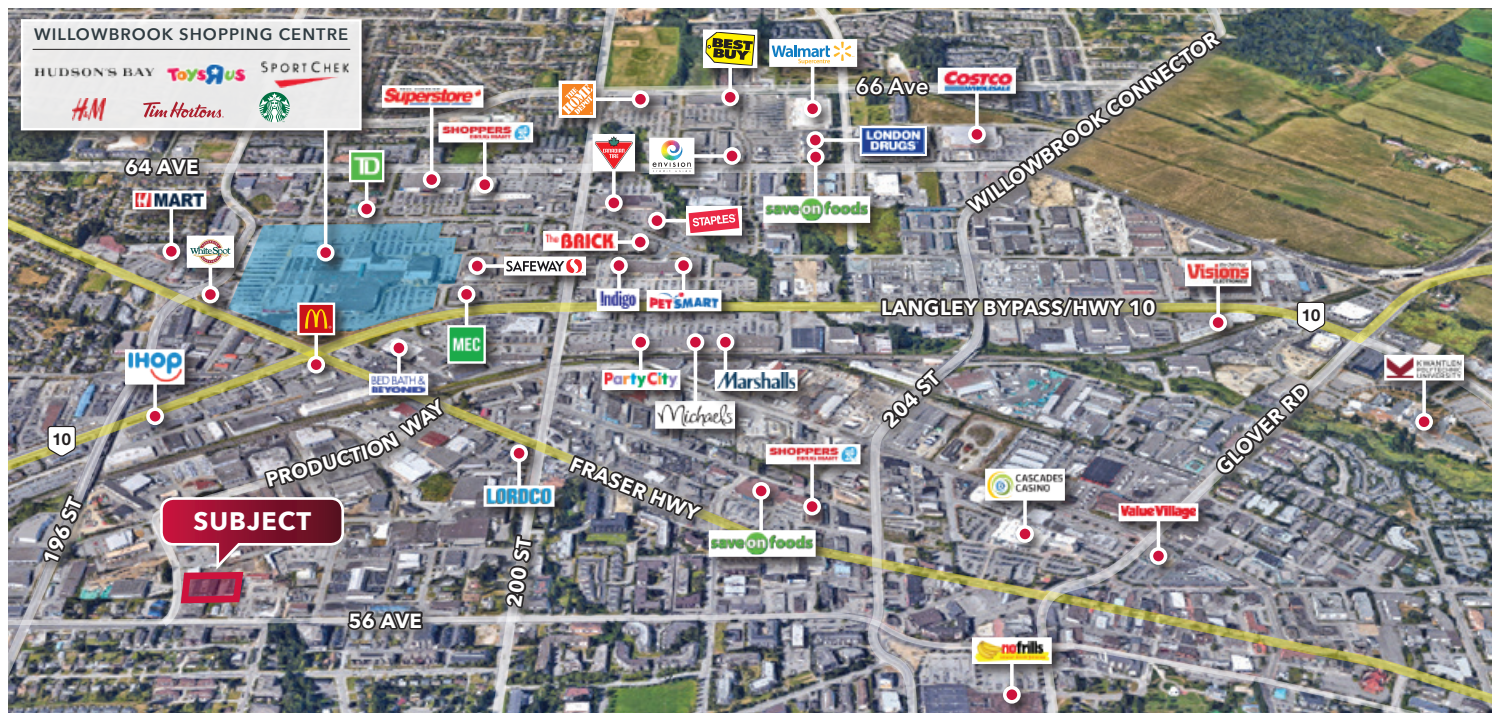
\$6.06 PSF per annum (2024 estimate)

## Total Monthly Rent

\$3,639.90 per month plus GST

## Availability

Immediate



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