



- ▶ **2,025 SF Industrial Strata Unit**
- ▶ **Situated in Highly Sought After Port Kells**

Location

The subject property is located in the heart of the Port Kells/ Northwest Langley Industrial area on Telegraph Trail, just north of 96th Avenue, the major east-west thoroughfare in this busy industrial area. The Port Kells/Northwest Langley Industrial area is the most desirable industrial area in the Lower Mainland. The property has ideal access to all major arterials (200th and 176th Streets and Highway #1 - Trans Canada Hwy)

Highlights

- ▶ 20' ceilings
- ▶ 3 phase electrical service
- ▶ Grade loading
- ▶ Sprinklered

Grant Basran

Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basaran@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

FOR LEASE | INDUSTRIAL UNIT 7 - 19696 TELEGRAPH TRAIL LANGLEY, BC

Zoning

M2 (General Industrial) - allows for a wide variety of manufacturing, assembly, distribution and service industrial uses. Copy of zoning bylaws available upon request.

Features

- ▶ Concrete tilt-up construction
- ▶ 20' ceilings
- ▶ Two (2) piece washroom
- ▶ Radiant tube heating
- ▶ Sprinklered
- ▶ 3 phase electrical service
- ▶ Grade loading

Available Areas

Warehouse	1,670 SF
Second Floor Office	355 SF
Total	2,025 SF

Asking Basic Rent

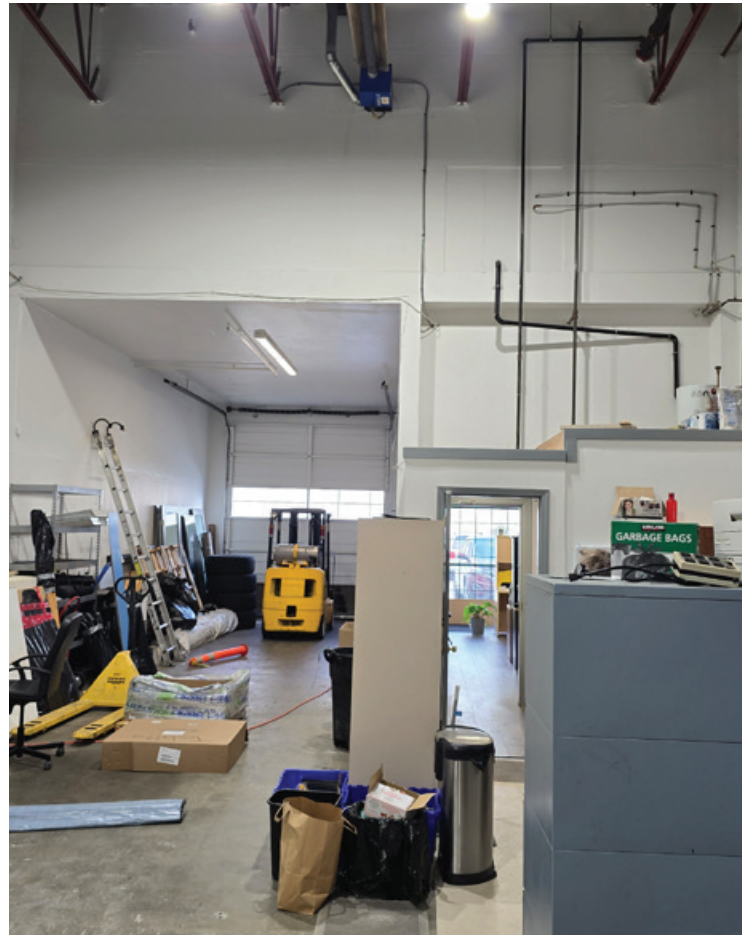
\$18.95 PSF per annum

Additional Rent

\$8.38 PSF per annum (2024 estimate)

Availability

Contact Brokers



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