



**CUSHMAN &  
WAKEFIELD**

**FOR SUBLEASE  
UNIT 4  
19862 96<sup>TH</sup> AVENUE  
LANGLEY, BC**

**9,380 SF WAREHOUSE & OFFICE INDUSTRIAL SPACE**

**REDUCED LEASE RATE - \$17.50 PSF**



**Kevin Volz**

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**LOCATION**

Located in the Port Kells/Northwest Langley industrial area, the subject property is easily accessible to 199A Street, 200<sup>th</sup> Street, the Golden Ears Bridge, Highway 17, and the TransCanada Highway.

**ZONING**

M-1A zoning allows for a wide range of industrial uses including light industrial uses, warehousing, storage, distribution, and general service uses. Some specific office uses are also permitted under this zoning.

**PROPERTY FEATURES**

- Concrete block construction
- High exposure to 96th Avenue
- Ample on-site parking
- Easily accessible by public transit

**AVAILABLE AREA**

**Unit 4**

Warehouse	5,644 SF
Low Ceiling Warehouse/Showroom	1,860 SF
<b>Total Main Floor Area</b>	<b>7,504 SF</b>
Second Floor Office	1,876 SF
<b>Total Available Area</b>	<b>9,380 SF</b>

- Multiple private offices
- In-floor radiant warehouse heat
- Minimum 600 Volts, 200 Amps, 3-phase electrical service (subtenant to verify)
- Fluorescent lighting
- Four (4) washrooms
- Two (2) grade loading doors (approximately 12' x 14')
- Approximately 8'10" - 18'7" ceilings in warehouse

**SUBLEASE RATE**

Now \$17.50 per square foot, net, per annum, plus GST

**ADDITIONAL RENT (2024)**

Estimated at approximately \$5.67 per square foot, per annum, plus GST.

The radiant in-floor heating cost is estimated at approximately \$0.98 per square foot, per annum, plus GST.

**AVAILABILITY**

Immediate

**SUBLEASE TERM**

Available until June 29th, 2027



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