



FOR LEASE

22,000 SF Building in Port Kells, Langley

19947 101 AVENUE

LANGLEY, BC



**CUSHMAN &
WAKEFIELD**

FOR LEASE 22,000 SF 19947 101 AVENUE | Langley, BC

LOCATION

The subject property is located on 101st Avenue, in the heart of the well-established Port Kells industrial area of Langley. The building's construction spares no expense featuring an extra thick concrete slab, heavy power supply, six oversized grade loading doors, paint booths and a piped compressed air system. The concrete mezzanine area features men's and women's change rooms, washrooms, kitchen, lunch room and private offices. Additionally, the property features a large truck court, ample parking space, extensive exterior lighting, and a fenced and gated perimeter.

The subject property is ideally situated in the geographic center of the Lower Mainland, within minutes of the Trans-Canada Highway, Golden Ears Bridge and Port Mann Bridge; providing immediate access to all Lower Mainland submarkets and the Canada/US Border.

A full detailed presentation is available for all features.

Building Area

Ground Floor Warehouse	19,888 SF
Mezzanine Office	1,950 SF
Total	21,838 SF

The Premises are currently demised into two Bays:
Unit 1 measuring 4,166 sf and Unit 2 measuring 17,672 sf in size.
Detailed plans available upon request.

PROPERTY FEATURES

Legal Description: Lot 2 District Lot 123 Group 2 New Westminster District Plan LMP12759.

PID: 018-503-110

Zoning Service: M-3 (Heavy Industrial) Zoning allowing for a wide variety of manufacturing, and assembly industrial uses. A copy of zoning bylaws is available upon request.

- Features:**
- Six 12' x 14' Overhead Loading Doors.
 - Extensive Electrical Power throughout Warehouse - 600V / 600 amps total Building power.
 - Two permitted spray booths within the Warehouse.
 - Fully sprinklered throughout Facility.
 - Mezzanine kitchen with Male/Female locker room with shower/washrooms.
 - Extensive on-site parking (17 designated stalls).
 - Storage compound on north side of the Building.
 - Fenced compound to access premise (shared with building to the West).

Asking Lease Rate: \$21.95 psf/annum/NNN.

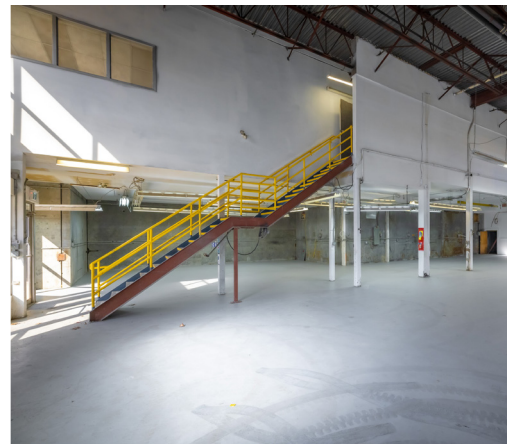
Operating Costs: \$5.71 psf/annum (2023)

Availability: Immediately (depending upon required Tenant Improvements).



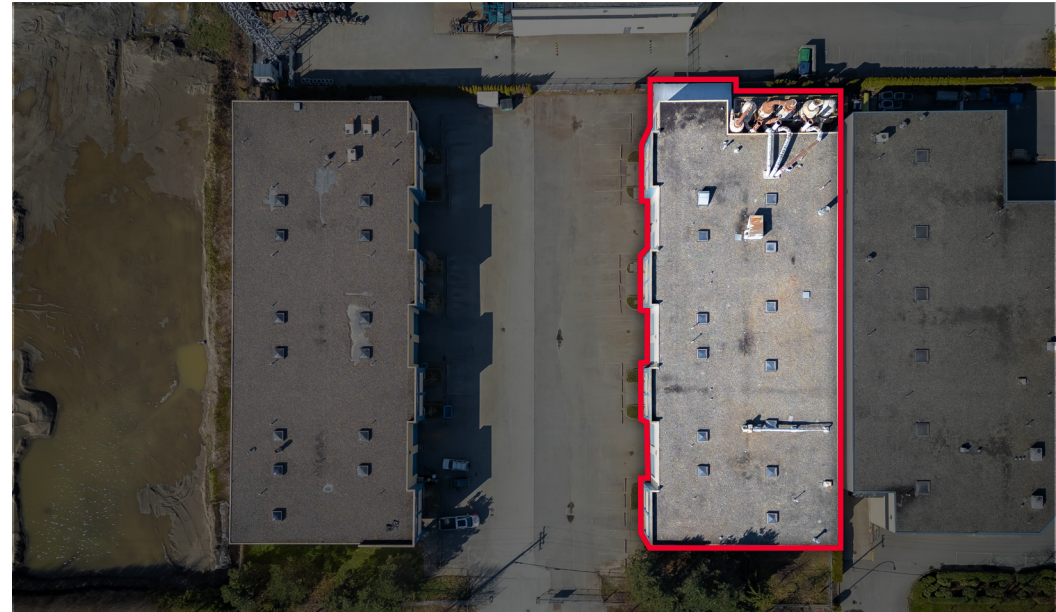
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PROPERTY PHOTOS



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AERIAL PHOTOS





FOR MORE INFORMATION, CONTACT:

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