

FOR LEASE

**20351 DUNCAN WAY
LANGLEY, BC**



UNIT 104/105

3,580 SF AVAILABLE

LOCATION

The subject property is located on the west side of Duncan Way (underneath the 204th Street Overpass) in between Logan Avenue and the Langley ByPass. The local area is in very close vicinity to the bustling Langley City streets and numerous amenities including Willowbrook Centre.

OPPORTUNITY

Functional industrial units for a wide variety of industrial businesses.

ZONING

I-1 (Light Industrial Zone) zoning allows for a wide array of industrial uses such as warehousing, storage, manufacturing, distribution, service uses and more. A copy of the zoning bylaws can be made available.

ADDITIONAL RENT (2024)

Estimated at approximately \$6.99 PSF per annum, plus GST

AVAILABLE AREAS

Unit 102

Warehouse	1,614 SF
Main Floor Office	176 SF
TOTAL AVAILABLE AREA	1,790 SF

* Sizes are approximated, tenant to verify

Units 104/105

Main Floor Office	432 SF*
Warehouse	3,148 SF*
TOTAL AVAILABLE AREA	3,580 SF*

* Sizes are approximated, tenant to verify

- Fluorescent lighting
- Forced air gas warehouse heaters
- Ceiling fans
- Approx. 63' x 53' configuration
- Minimum 18' 3" ceilings in warehouse
- One (1) 12'X14' front grade loading door
- Small office with one (1) 2-pc washroom
- Security bars

- Minimum 18' 3" ceilings in warehouse
- Fluorescent lighting
- Warehouse heaters
- Ceiling fans
- Two (2) 12'X14' front grade loading doors
- Small offices with two (2) 2-pc washrooms
- Alarmed

BASIC LEASE RATE

\$19.95 per square foot, per annum, plus GST

BASIC LEASE RATE

\$18.95 per square foot, per annum, plus GST

AVAILABILITY

Immediate

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Immediate

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