

FOR LEASE







FOR LEASE 20351 DUNCAN WAY

LANGLEY, BC



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		Units 104/105	
Warehouse	1,614 SF	Main Floor Office	432 SF*
Main Floor Office	176 SF	Warehouse	3,148 SF*
TOTAL AVAILABLE AREA	1,790 SF	Main Floor Area	3,580 S
* Sizes are approximated, tenant to verify		Mezzanine Floor	432 SF*
		TOTAL AVAILABLE ADEA	4 012 CE*

- 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

BASIC LEASE RATE

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

AVAILABILITY

Immediate

TOTAL AVAILABLE AREA	4.012 SF*
Mezzanine Floor	432 SF*
Main Floor Area	3,580 S
Warehouse	3,148 SF*

*	Sizes	are	ар	pro	oxir	nate	ed,	tenan	t	to	ver	ify

- 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

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

AVAILABILITY

Immediate

KEVIN VOLZ

Personal Real Estate Corporation Vice President, Industrial +1 604 640 5851 kevin.volz@cushwake.com

ANDREW GREEN

Personal Real Estate Corporation Vice President, Industrial +16046405800 andrew.green@cushwake.com

700 W Georgia Street | Suite 1200 Toronto Dominion Tower, Pacific Centre Vancouver, BC V7Y 1A1 Canada cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS. OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.