



9,369 SF OF CENTRALLY LOCATED
WAREHOUSE SPACE

**#1-4 6322
202 STREET**

LANGLEY, BC

FOR LEASE



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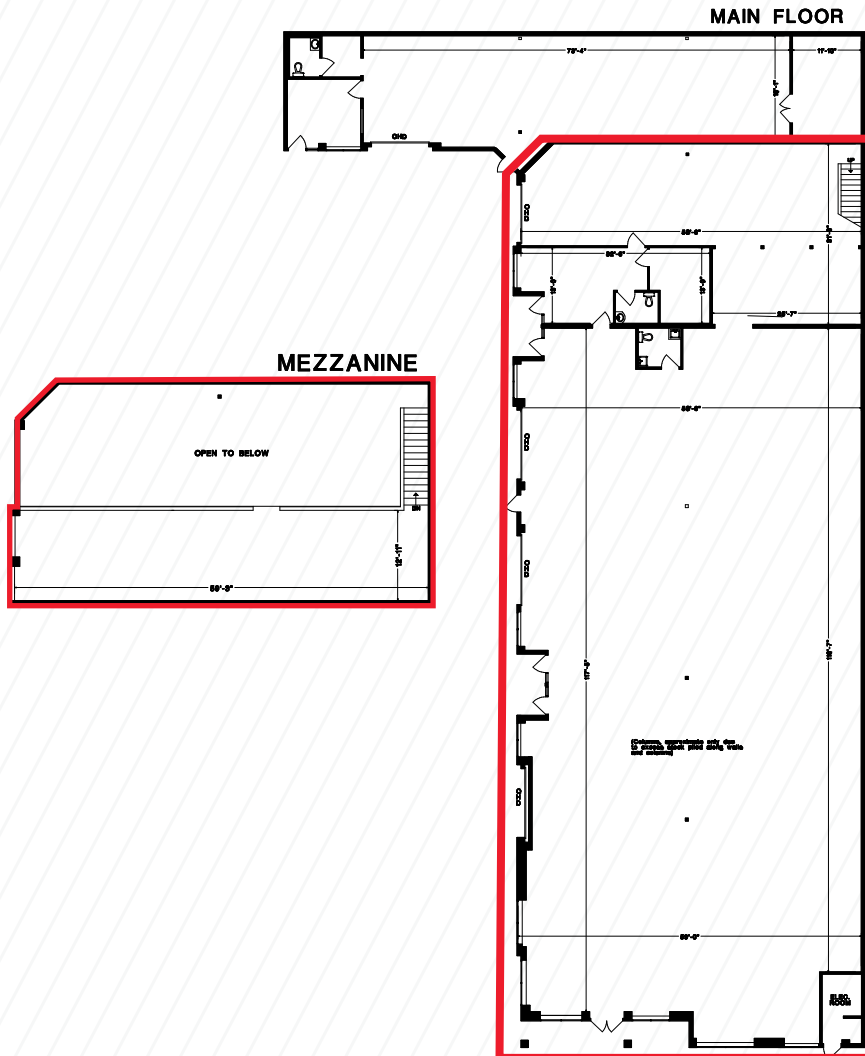
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AVAILABLE AREA

Ground Floor 8,604 SF

Mezzanine 765 SF

Total 9,369 SF



Opportunity to lease 9,369 SF of clean industrial space in a modern building. The property is extremely well located on 202 Street in the commercial centre of Langley, an area benefiting from many amenities, shopping centres, and the future Surrey-Langley Skytrain line. The location provides quick access to 200 Street and the Langley Bypass.

PROPERTY FEATURES

Zoning: M-2 General Industrial

Loading: 4 grade doors

Ceiling Height: 18'

Base rent: \$23 per SF

Additional rent: \$7.00 per SF (2024 estimate)

Availability: Contact listing agents



Two washrooms



One private office



Sprinklers



Ample parking



- SMART CENTRES LANGLEY**
- WALMART
 - LONDON DRUGS
 - SAVE-ON-FOODS
 - BEST BUY
 - THE HOME DEPOT
 - BC LIQUOR STORE
 - CIBC
 - ADIDAS OUTLET
 - POPEYES
 - WENDY'S
 - FATBURGER
 - UMAMI SUSHI

- WILLOWBROOK SHOPPING CENTRE**
- SPORT CHEK
 - STARBUCKS
 - FRESHSLICE PIZZA
 - WHITE SPOT
 - A&W CANADA
 - BROWNS SOCIALHOUSE
 - TIM HORTONS
 - MEC LANGLEY
 - NORDSTROM RACK

6322 202 STREET
Langley, BC

- RIOCAN LANGLEY CENTRE**
- PETSMART
 - INDIGO
 - BROWN'S
 - LEON'S

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