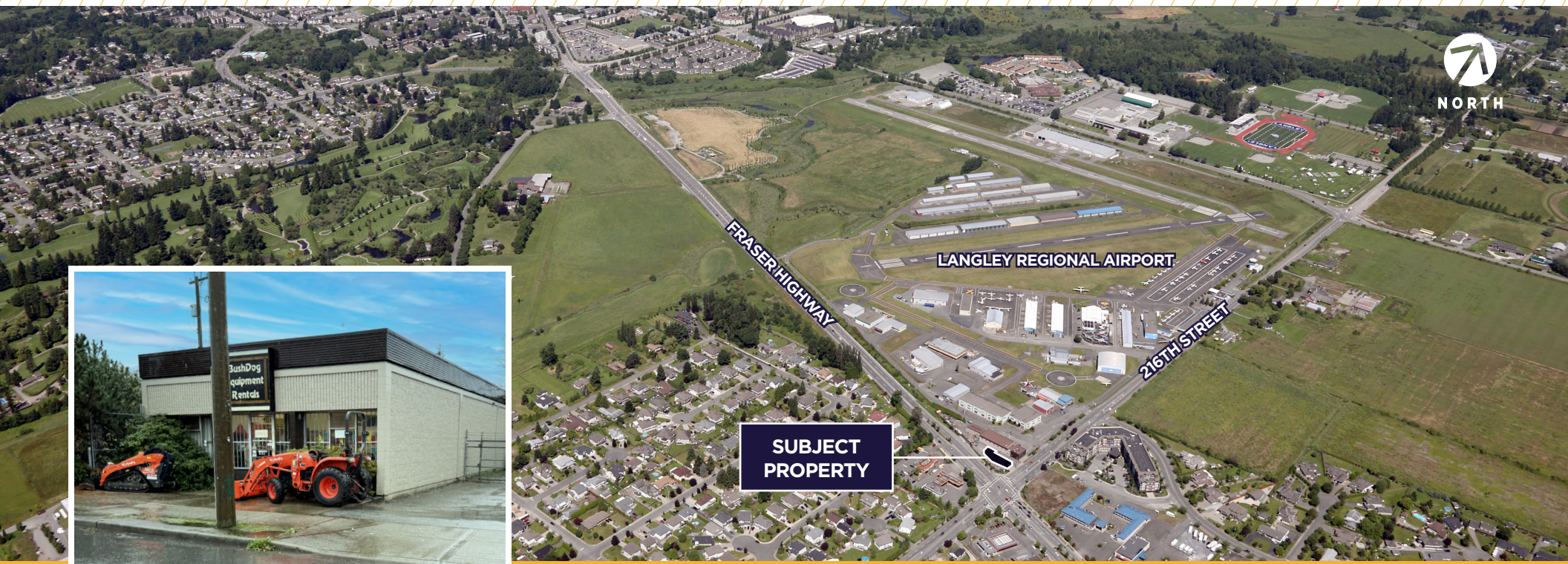


FOR LEASE
3,145 SF



**SUBJECT
PROPERTY**

5185 216TH STREET
LANGLEY, BC V3A 2N4

3,145 SF CORNER FREESTANDING BUILDING WITH FENCED YARD

5185 216TH STREET | LANGLEY, BC

PROPERTY HIGHLIGHTS

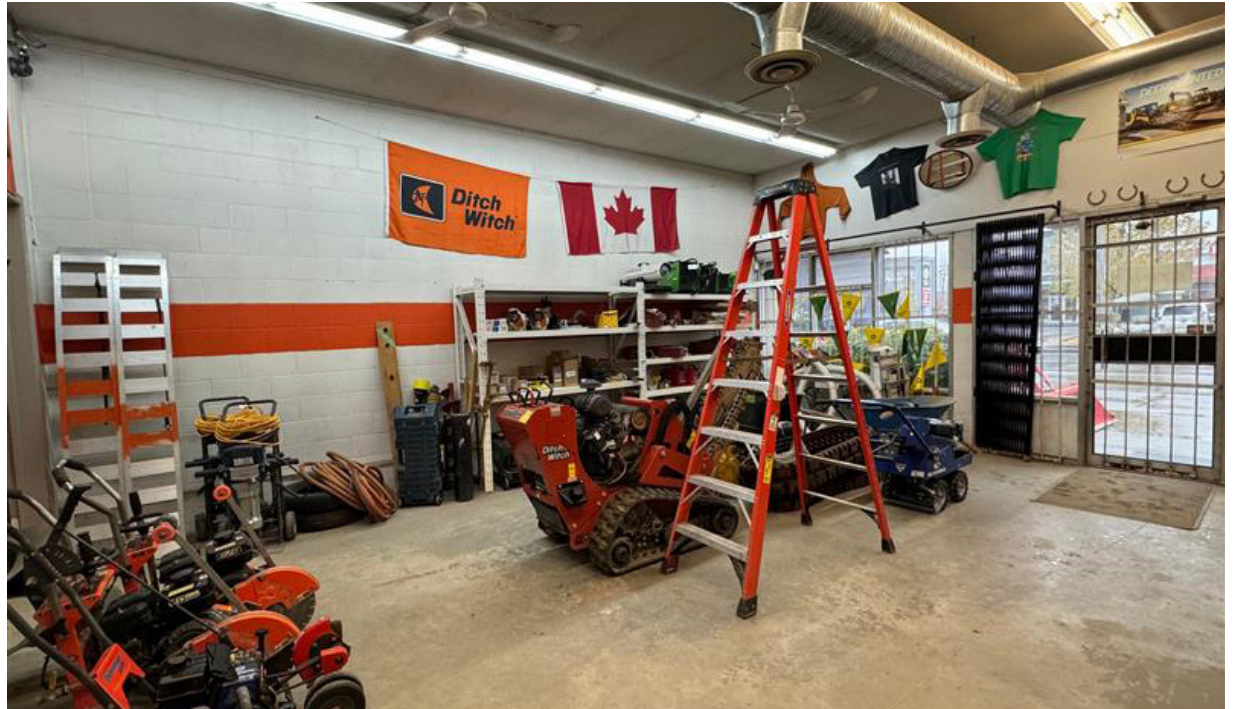
Location:	Located at the northwest corner of 216th Street & Fraser Highway near the Langley Regional Airport
Zoning:	C-3 (Service Commercial)
Basic Lease Rate:	\$22.95 PSF, per annum, plus GST
Additional Rate (2025):	Estimated at approximately \$7.00 PSF, per annum, plus GST
Site Size:	Approximately 11,500 SF

AVAILABLE BUILDING AREA

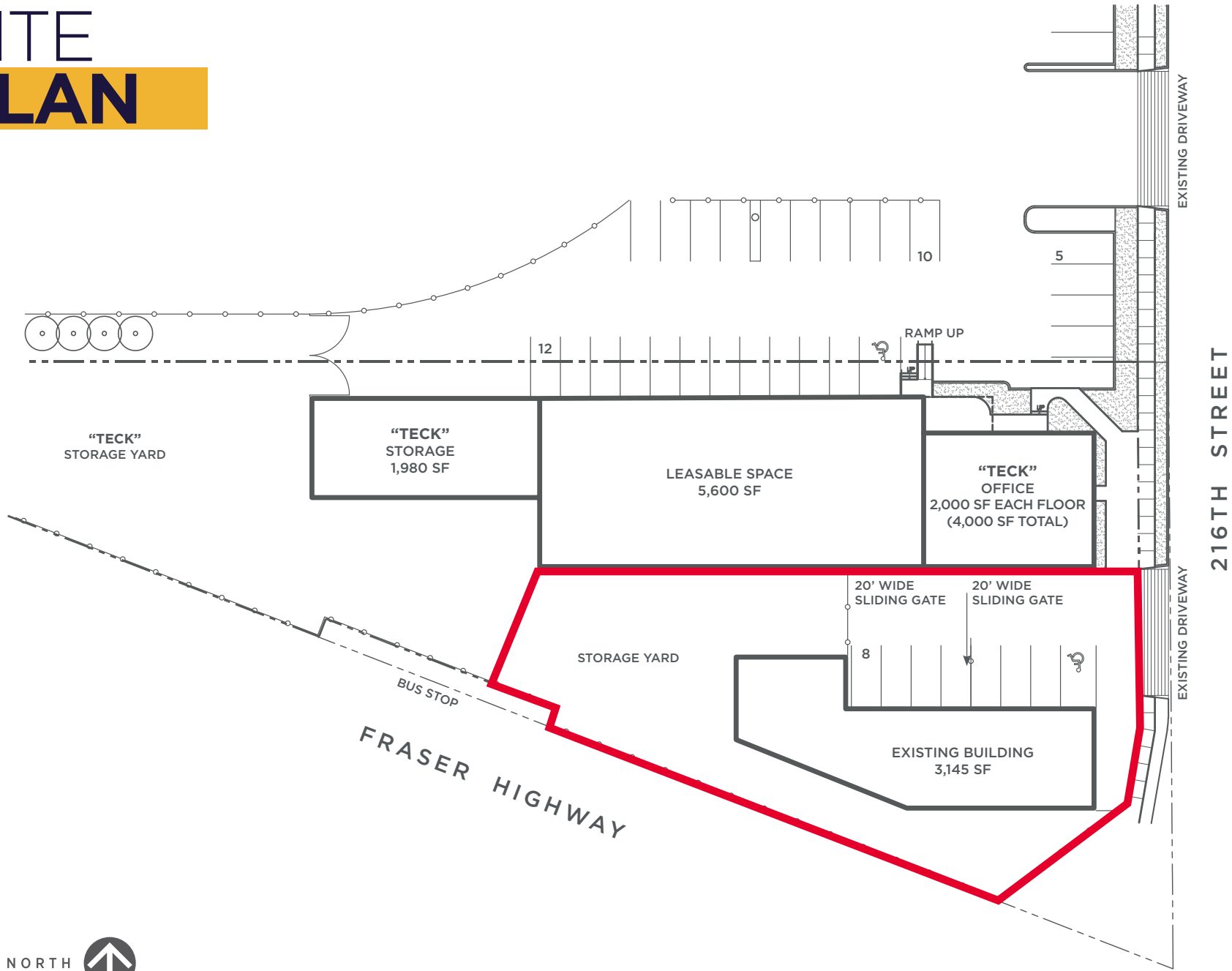
Showroom & Office	731 SF
Lunchroom	191 SF
Warehouse Areas	2,223 SF
Total Area Available	3,145 SF

BUILDING FEATURES

- High visibility corner
- Concrete block construction
- Fenced yard
- HVAC system most areas
- Lunchroom with kitchenette
- Forced air gas warehouse heating
- One (1) rear grade loading door
- Approximately 12' ceilings
- Two washrooms



SITE PLAN





CONTACT INFORMATION

KEVIN VOLZ

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

ANDREW GREEN

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5800
andrew.green@ca.cushwake.com

700 West Georgia Street, Suite 1200
Vancouver, BC V7Y 1A1
+1 604 683 3111
cushmanwakefield.ca

