



For Lease

19770 98 Ave
Langley, BC

LEASE RATE REDUCED!

12,716 SF of industrial space with overhead cranes and office space centrally located in the Port Kells area



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Location - Port Kells

This industrial building is centrally located in the business and industrial hub of Port Kells in North Langley. Minutes from Highway 1 with easy access to Highway 15, Golden Ears Bridge, and Highway 17, the location is central to major businesses. Complementary services and businesses are all located in close proximity.

PID	011-930-268
UNIT TYPE	Industrial
SIZE	12,716 SF
ZONING	M-2
LEASE RATE	\$17.00 PSF per annum
ADDITIONAL RENT	\$4.10 PSF per annum
AVAILABILITY	Currently Available
LOADING	3 Grade Level Doors



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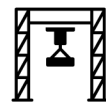
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DETAILS

This building is extremely functional and comprised of over 10,000 SF of warehouse space with 24' ceiling height, 3 full-span overhead cranes, over 2,500 SF of office space, reception area, 3 grade level bay doors, multiple washrooms, and fenced storage. The two west bay doors create drive-through accessibility.

M-2 zoning provides flexibility for service industrial uses.



3 Overhead Cranes
(1 x 10 ton, 2 x 5 ton)



Close proximity to major highways
and the Canada-US border



Fenced storage area and
ample parking available



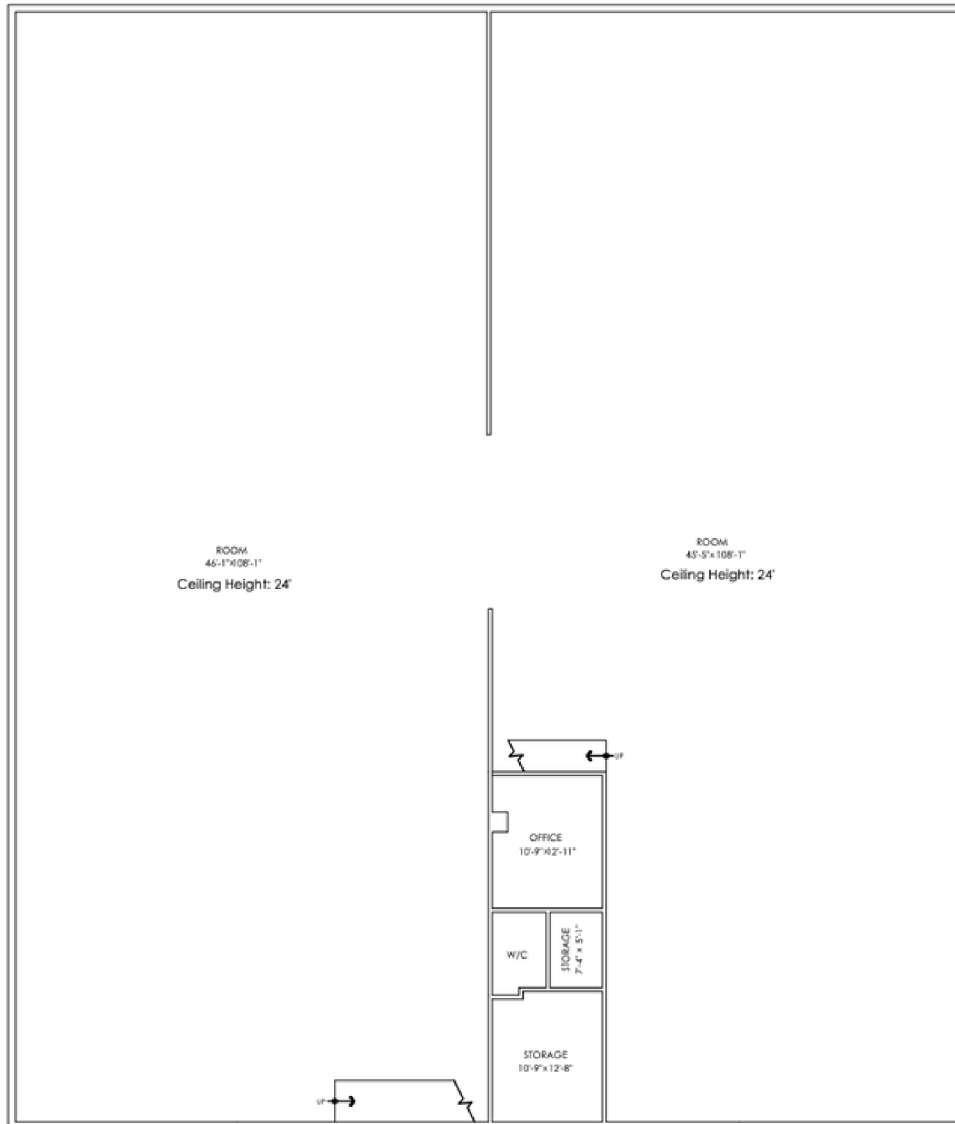
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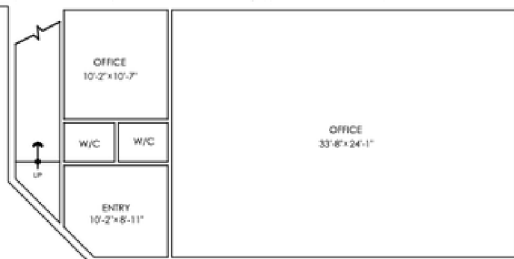
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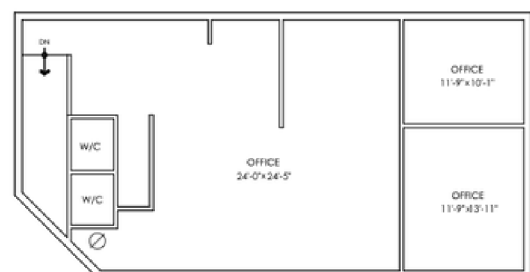
Floor Plan



Main Floor Plan
Floor Area: 11448 sq.ft.
Ceiling Height: 7'-11"



Main Floor:	11,448 sq.ft.
Upper Floor:	1,268 sq.ft.
Total Livable:	12,716 sq.ft.



Upper Floor Plan
Floor Area: 1268 sq.ft.
Ceiling Height: 8'-1"



ALL INFORMATION PROVIDED IS THE RESPONSIBILITY OF THE TENANT TO VERIFY IF DEEMED IMPORTANT.

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