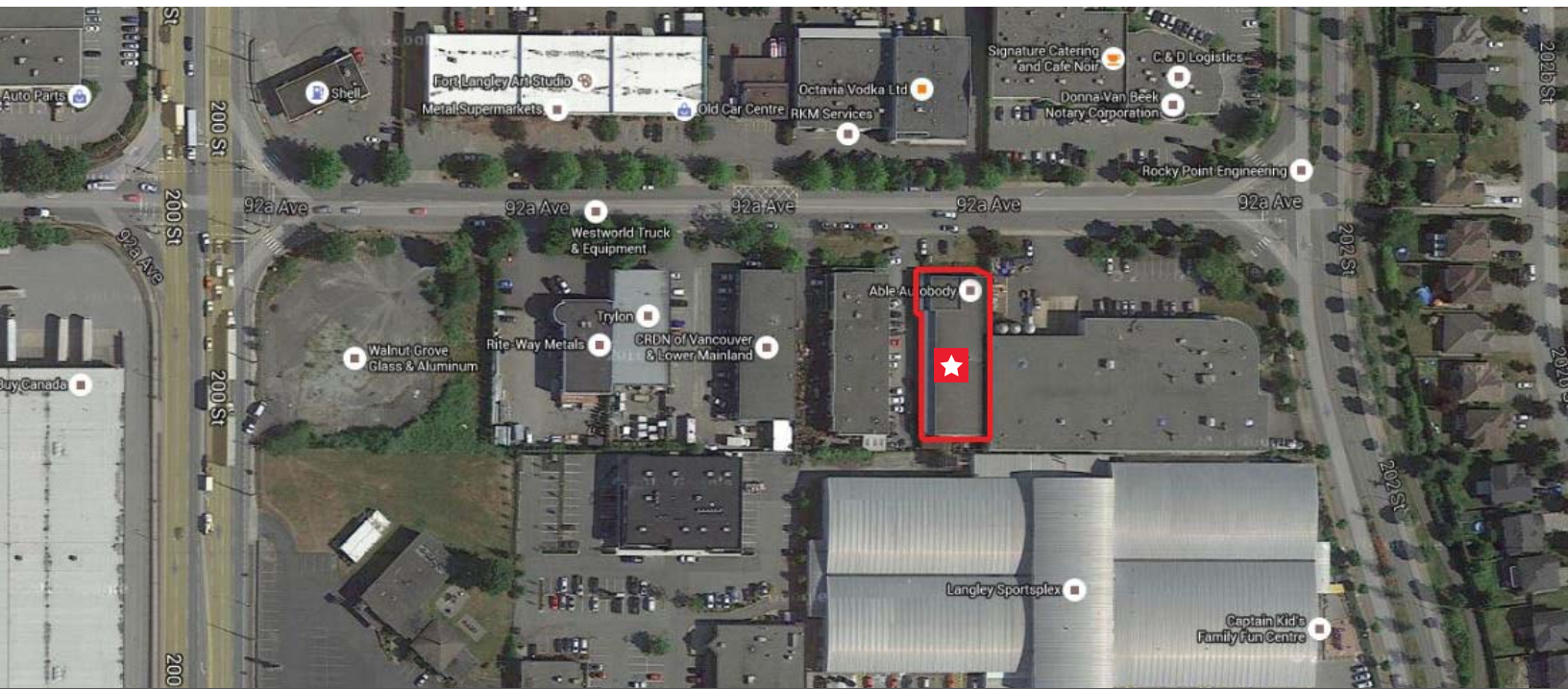




**CUSHMAN &
WAKEFIELD**

FOR LEASE
20120 92A AVENUE
LANGLEY, BC

10,854 SF FREESTANDING BUILDING



Kevin Volz

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

Jot Mattu

Senior Associate
604 639 9352
jot.mattu@cushwake.com

Rick Dhanda

Senior Associate
604 640 5816
rick.dhanda@cushwake.com

Andrew Green

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



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FOR LEASE 20120 92A AVENUE LANGLEY, BC

LOCATION

The Port Kells / Northwest Langley industrial area represents a major industrial hub serving the Lower Mainland, and is a popular location for a variety of businesses, including such notable tenants and owners as Overwaitea, Costco, Finning, Ledalite, General Electric, Mitsui and Starline Windows just to name a few.

The location offers convenient access to the Golden Ears Bridge crossing over the Fraser River to Maple Ridge, as well as the interchange at Hwy #1/200th Street.

ZONING

M1 - A

AVAILABLE AREA

Warehouse	8,747 sf
Office	2,106 sf
Total Available Area	10,854 sf

PROPERTY FEATURES

- Fully sprinklered
- Gated loading area
- Concrete block construction
- Metal siding & stucco exterior
- Exterior lights

Main Floor Office

- Reception, private offices, washroom & lunchroom

Warehouse Area

- Five (5) grade doors (approximately 12' x 12')
- Metal halide & fluorescent lighting
- Forced air gas heaters
- Ceiling fans
- Minimum 18' 6" ceilings approximately
- Floor pots

BASIC LEASE RATE

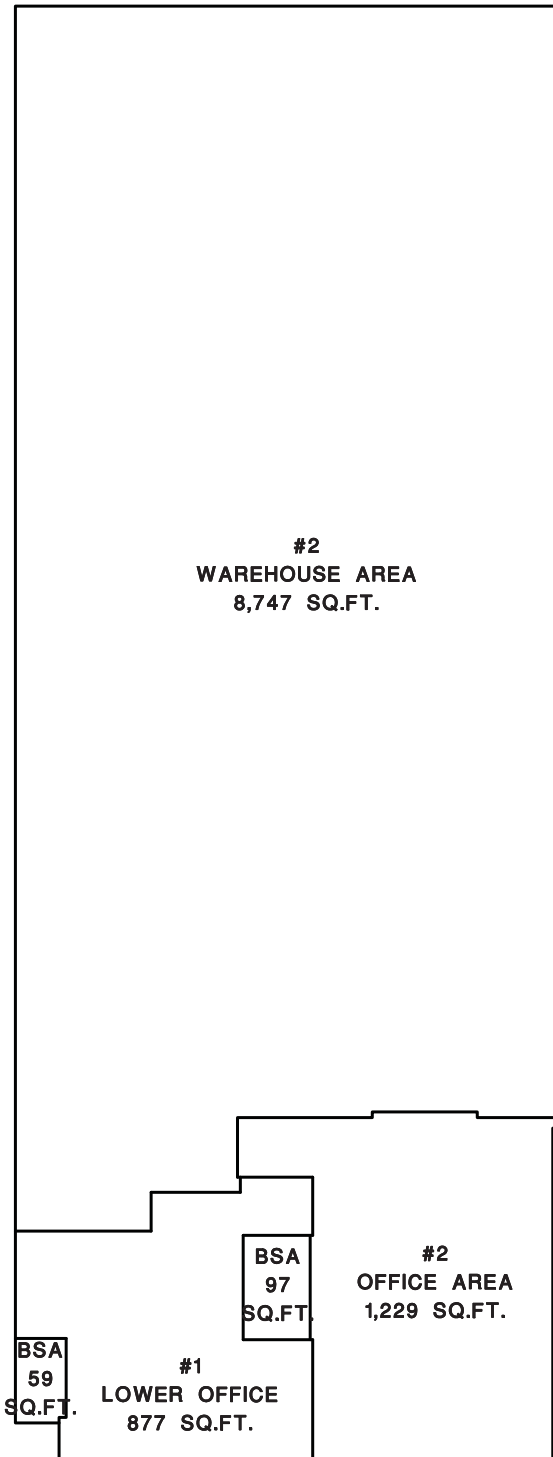
From \$13.95 psf, per annum, plus GST

ADDITIONAL RENT (2020)

Estimated at \$4.90 psf, per annum, plus GST

AVAILABILITY

January 1, 2021



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 04/20 bg