



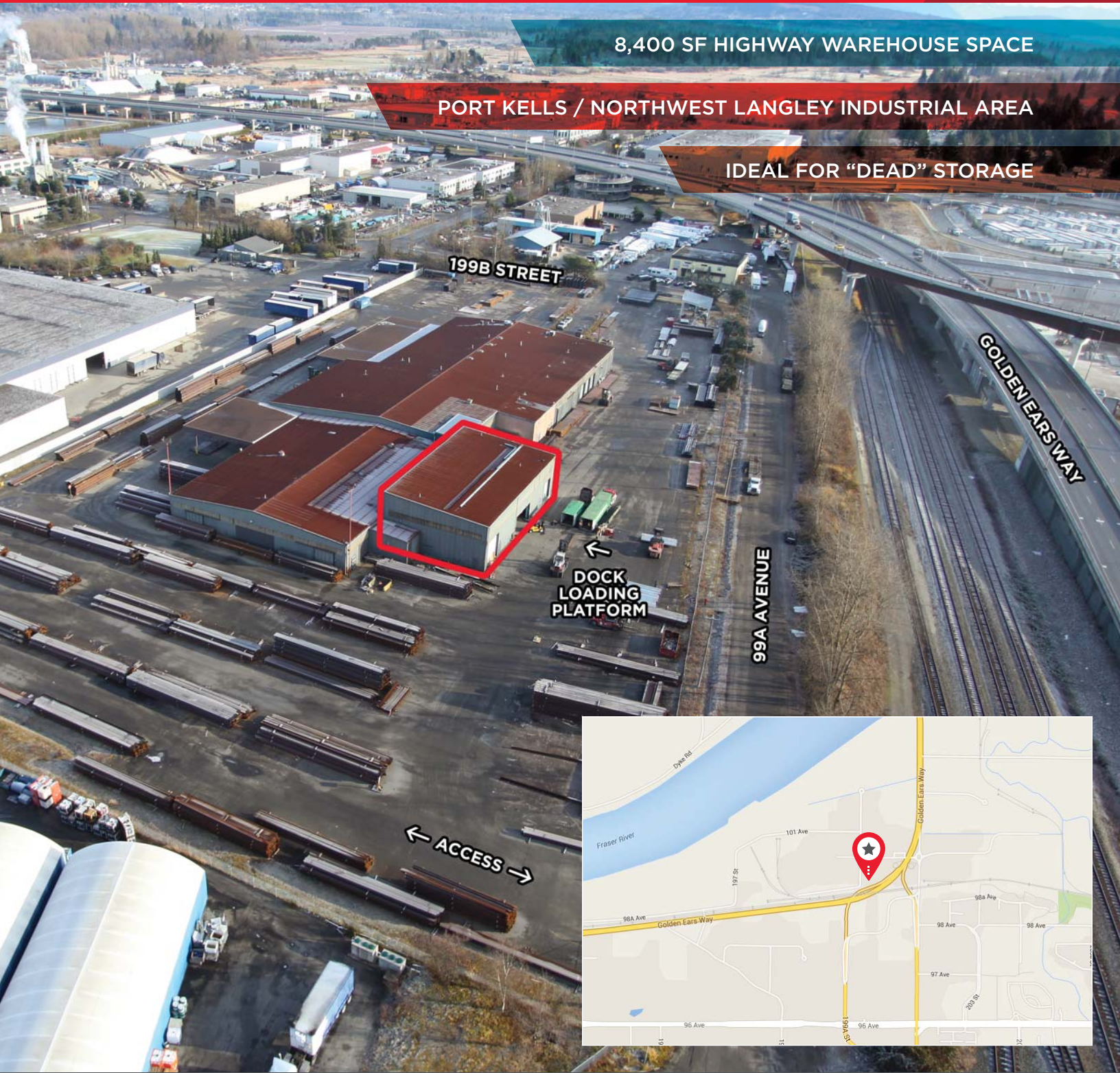
**CUSHMAN &
WAKEFIELD**

FOR LEASE
9975 199B STREET
LANGLEY, BC

8,400 SF HIGHWAY WAREHOUSE SPACE

PORT KELLS / NORTHWEST LANGLEY INDUSTRIAL AREA

IDEAL FOR "DEAD" STORAGE



William N. Hobbs

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9975 199B STREET

LANGLEY, BC

LOCATION

Close to the 200th Interchange of the Trans Canada Highway, and just 40 minutes from downtown Vancouver. This property is located in one of the fastest growing serviced industrial areas of the Lower Mainland just east of the Surrey/Langley border and adjacent to the Golden Ears Bridge. This area offers excellent access directly to the Trans Canada Highway and easy access to all municipalities in the Metro Vancouver area via the Trans Canada Highway. This fully serviced industrial area is close to Langley and Guildford labour supplies and has zoning which allows light, medium and heavy industrial uses.

FEATURES

- Fully sprinklered
- 21' – 28' Ceiling Height
- Radiant heaters in plant
- Security System
- Extensive heavy 3-phase power available
- Large grade loading / access to dock loading platform
- Area can be expanded to include adjacent 10,700 sf space

LEGAL DESCRIPTION

Lot 2, District Lot 123, Group 2, N.W.D., Plan LMP 16651
PID: 018-763-375

ZONING

M-3 (General to Heavy Industrial).

A copy of the zoning bylaws is available upon request.

TAXES & OPERATING COSTS (EST. 2018)

Building: \$2.50 psf

Yard: \$0.30 psf

LEASABLE AREA

Warehouse - 8,400 sf

All measurements are approximate

Adjacent yard areas are also available for Lease

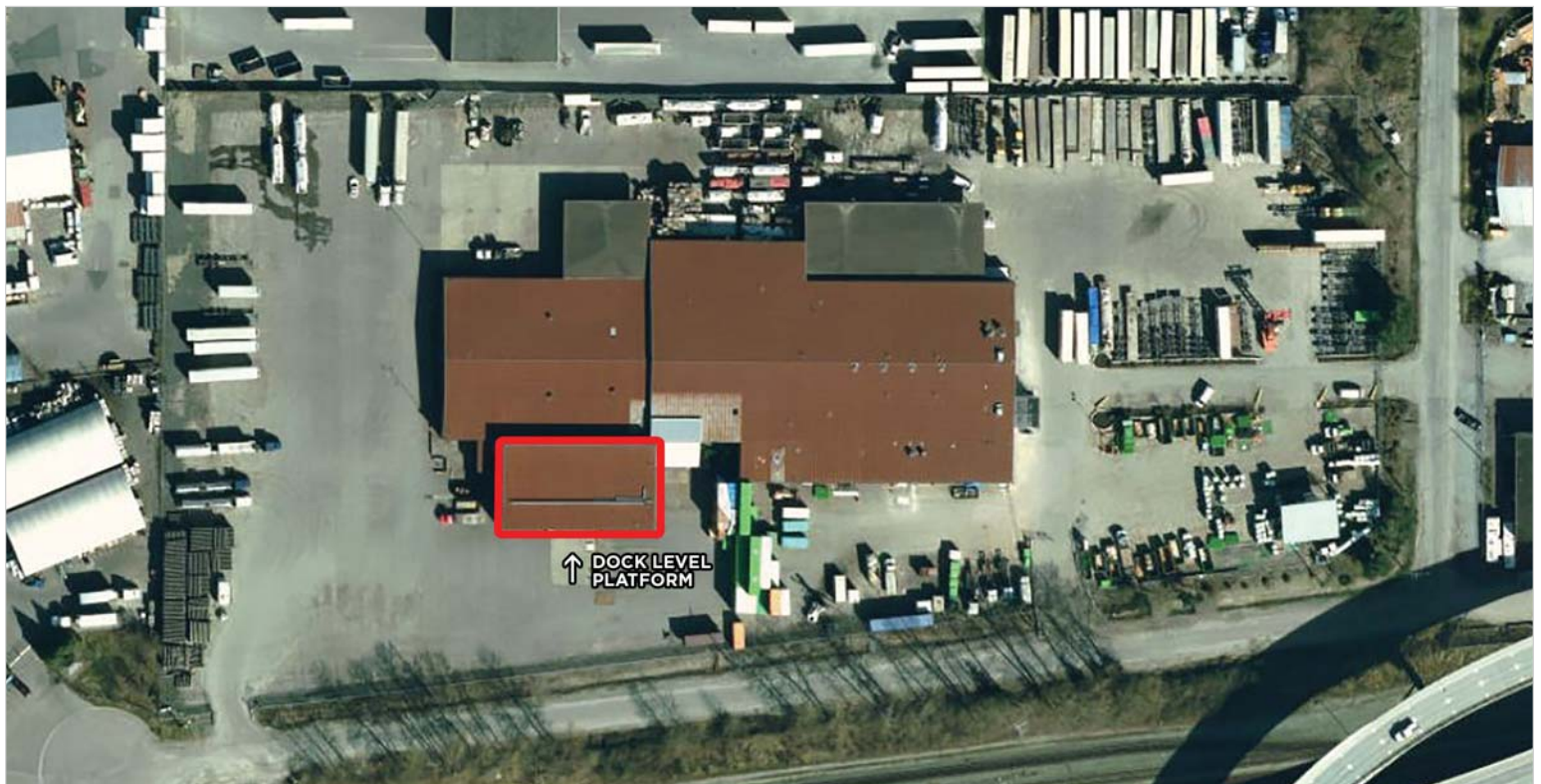
LEASE RATE

Warehouse - \$9.50 psf annum, NNN

Yard areas - \$2.50 psf annum

AVAILABILITY

Immediately



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

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