



- ▶ **24,131 SF First Class Industrial Facility**
- ▶ **Centrally Located in Port Kells/Northwest Langleys**

Location

This trophy property is located in the sought after Port Kells/Northwest Langleys Industrial area which is a major transportation hub of the entire Lower Mainland. The Trans-Canada Highway, Port Mann Bridge, South Fraser Perimeter Road, and Golden Ears Bridge connecting to all points to the Lower Mainland are just minutes from this prime location.

Highlights

- ▶ Heavy 3 phase power
- ▶ Dock and grade loading
- ▶ Prominent location with exposure
- ▶ Full HVAC office

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FOR LEASE | INDUSTRIAL

9136 196A STREET

LANGLEY, BC

Zoning

M-2 (General Industrial) permits a wide variety of uses. Full copy of bylaw will be provided upon request.

Features

- ▶ New roof (2020)
- ▶ Fully sprinklered
- ▶ 1 grade loading door (12' x 14')
- ▶ 2 dock loading doors with levellers
- ▶ Full HVAC office space with ceiling tiles and recessed lights
- ▶ Radiant tube heating (warehouse)
- ▶ Electric roll shutters on office windows
- ▶ 3 phase power (600 amp/600 volt)
- ▶ Concrete tilt-up building constructed 1995 (est.)
- ▶ 30' x 60' column grid
- ▶ Many private offices
- ▶ 22' clear ceiling heights (warehouse)
- ▶ Skylights throughout
- ▶ Multiple washrooms and shower

Lot Size

0.94 acres

Building Area (Approximate)

Warehouse area	20,731 SF
Ground floor office	2,450 SF
Second floor office	950 SF
Total	24,131 SF

Basic Lease Rate

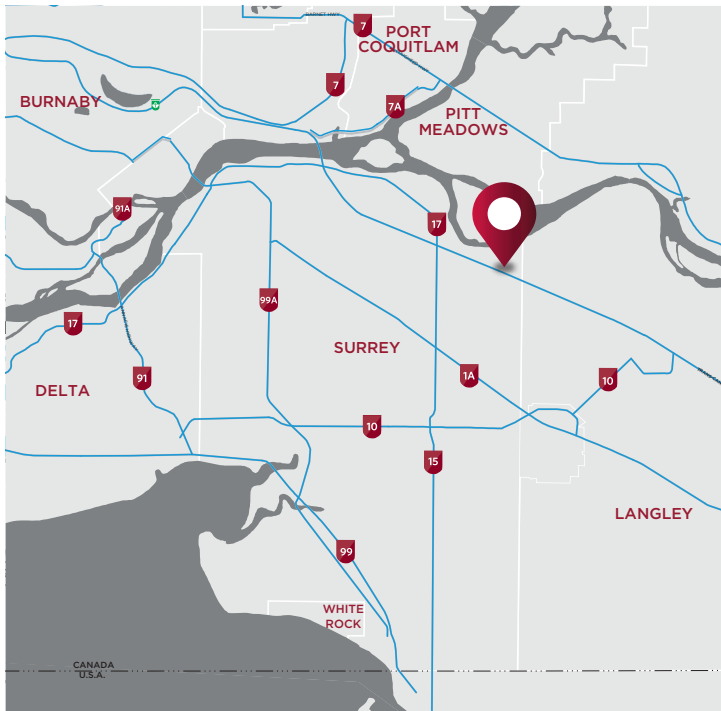
\$13.00 PSF per annum

Taxes & Operating Costs (2020 Estimate)

\$3.95 PSF per annum

Availability

Immediate



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