

6280 202 STREET
LANGLEY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

NEW PRICE

WATCH VIDEO



INDUSTRIAL BUILDING **FOR SALE**

15,927 SF Concrete Building on 0.89 Acre Lot
18-Foot Warehouse Ceilings w/ Grade Loading
+/- 5,000 SF Secured Yard Compound

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The Opportunity

This property presents an exceptional opportunity to acquire a 15,927 square foot free-standing industrial building in the Willowbrook business area. The site boasts low site coverage allowing for additional storage within the secured yard compound. This property presents a unique opportunity for an owner/user or investor to acquire a centrally located property in close proximity to the future Skytrain extension.

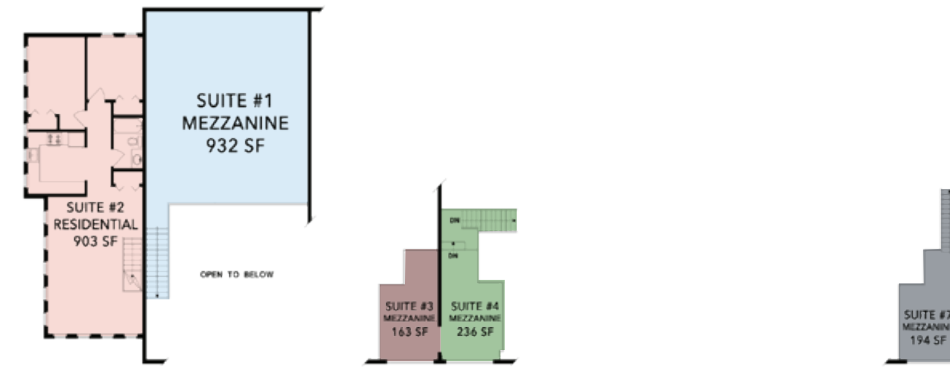
Property Features

- » 18' ceiling height (warehouse)
- » Low site coverage (39%)
- » Quality concrete block construction
- » Secure yard compound (+/- 5,000 SF)
- » 3-phase power
- » Washrooms
- » Forced-air heating (warehouse)
- » Eight (8) grade loading doors (10' X 12')
- » Potential to convert two (2) additional grade loading doors



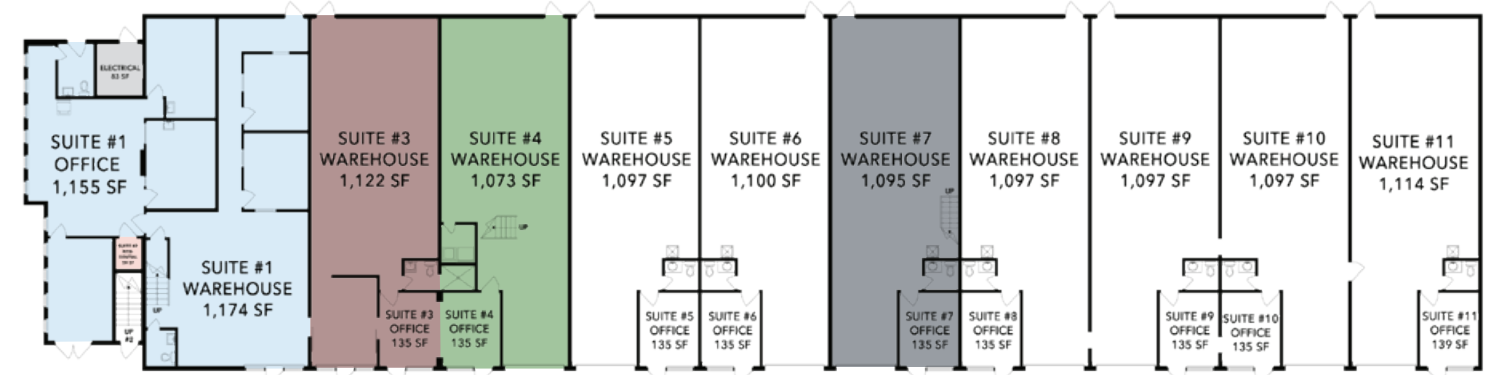
Salient Details

Legal Description	LOT 11 DISTRICT LOT 311 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 79092
PID	011-988-754
Site Size	38,848 SF (0.89 Acres)
Gross Floor Area	15,927 SF (14,692 SF can be potentially vacant upon Completion of Sale)
Zoning	M-2 – General Industrial Zone (click to view bylaw)
Property Taxes	\$73,107.95 (2025)
Asking Price	\$8,995,000 \$7,995,000 \$7,200,000



[DOWNLOAD PLANS](#)

UPPER FLOOR



LOWER FLOOR

Unit Breakdown and Tenancy Details**

SUITE	OFFICE	WAREHOUSE	MEZZANINE	TOTAL	TENANCY			
1	1,155 SF	1,174 SF	932 SF	3,261 SF	Month-to-Month			
2	962 SF (Residential)	-	-	962 SF	Month-to-Month			
3	135 SF	1,122 SF	163 SF	1,420 SF	Month-to-Month			
4	135 SF	1,073 SF	236 SF	1,444 SF	Month-to-Month			
5	135 SF	1,097 SF	-	1,232 SF	Month-to-Month			
6	135 SF	1,100 SF	-	1,235 SF	Leased until Sept 2027			
7	135 SF	1,095 SF	194 SF	1,424 SF	Month-to-Month			
8	135 SF	1,097 SF	-	1,232 SF	Leased until Jan 2027*			
9	135 SF	1,097 SF	-	1,232 SF	Leased until Jan 2027*			
10	135 SF	1,097 SF	-	1,232 SF	Leased until Jan 2027*			
11	139 SF	1,114 SF	-	1,253 SF	Leased until Jan 2027*			
				3,336 SF	11,066 SF	1,525 SF	15,927 SF	*can be made vacant










**14,692 SF can be potentially vacant upon Completion of Sale

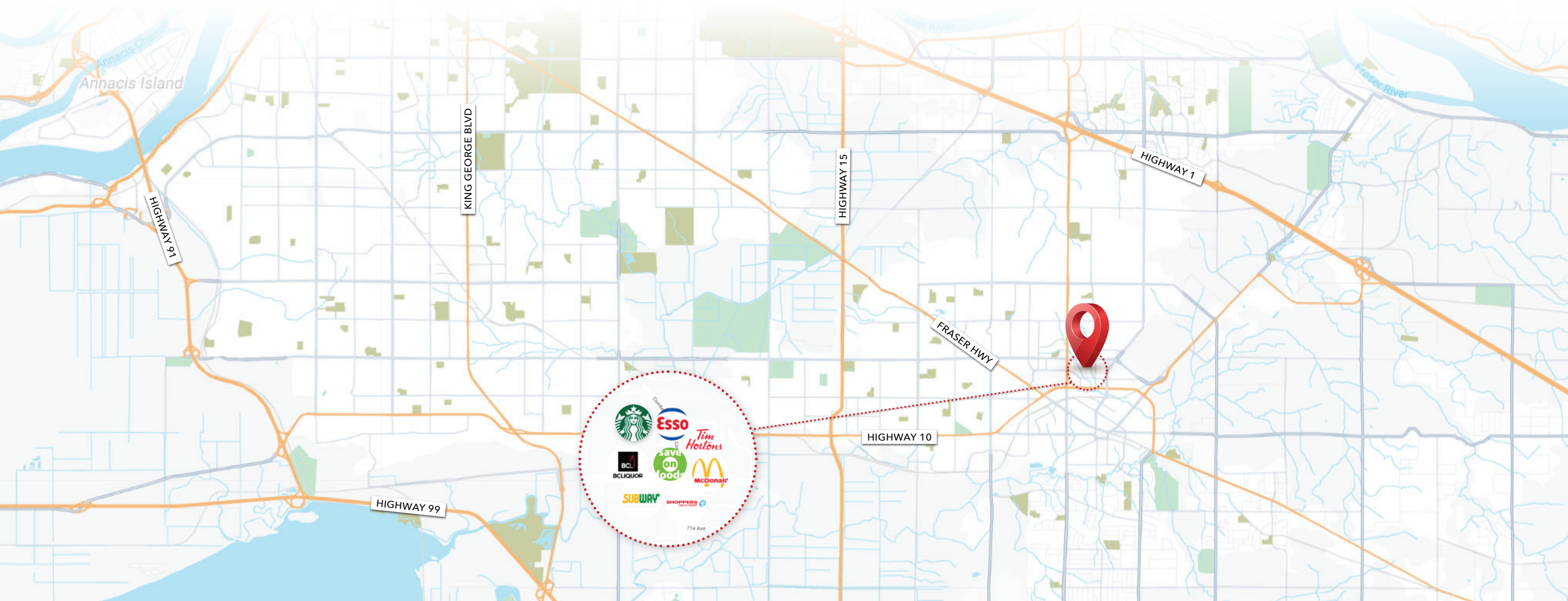


Location Overview

Strategically located on the east side of 200 Street, just north of Fraser Highway, the subject property offers excellent frontage along 202 Street. The property is situated near Fraser Highway and the Langley Bypass providing a vibrant mix of industrial, retail and service-oriented businesses. The property presents an exceptional opportunity for an owner/user or investor to acquire an industrial building in close proximity to the future SkyTrain extension. The neighborhood surrounding this property serves as a central commercial and retail hub in the Township of Langley, with a variety of amenities and high foot traffic.

Drive Times

- | | | |
|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
|  Highway 15
13 min 5.8 km |  Golden Ears Bridge
17 min 9.0 km |  Highway 17
18 min 13.0 km |
|  Trans-Canada Highway
12 min 6.0 km |  Port Mann Bridge
19 min 18.3 km |  Canada/U.S. Border
26 min 17.4 km |
|  Fraser Surrey Docks
35 min 29.0 km |  YVR
55 min 45.6 km |  Highway 13
23 min 15.8 km |



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