

# 59,413 SF Distribution Warehouse

19750 92A AVENUE LANGLEY, BC

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FOR SUBLEASE



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## Property Details

<b>Building Area</b>	59,413 SF
<b>Showroom</b>	3,400 SF
<b>Office</b>	4,100 SF
<b>Warehouse</b>	51,913 SF
<b>Construction</b>	Tilt-up 7 1/2" concrete slab
<b>Ceiling Height</b>	24' to underside of trusses
<b>Column Grid</b>	30'W x 50'D
<b>HVAC</b>	Forced Air Gas Air make up units in warehouse Radiant tube heating at dock doors
<b>Loading Doors</b>	14 dock doors (8'x10') 1 overhead ramp door (8'x10')
<b>Power</b>	200 amp 347/600 volt
<b>Fire Suppression</b>	Fully sprinklered
<b>Lighting</b>	LED with motion sensors
<b>Racking</b>	Existing racking and small part shelving available
<b>Parking</b>	18 dedicated stalls adjacent to the premises
<b>Yard</b>	Fenced and gated yard with trailer parking
<b>Lease Term Expiry</b>	Dec 31, 2028

## Property Highlights



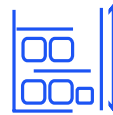
### Excellent Loading Capabilities – 14 dock doors / 1 overhead ramp door

Ensures efficient shipping and receiving, minimizes truck wait times, and supports high-volume distribution operations.



### 18 Dedicated Parking Stalls

Provides ample on-site parking for employees and visitors, improving daily operational convenience and staff accessibility.



### 28' to Underside of Deck / 24' to Underside of Trusses

Delivers strong cubic capacity for racking and warehousing efficiency, maximizing storage density and operational productivity.



### Strategic Proximity to Canada–U.S. Border Crossings

Ideal for logistics, distribution, and trade-oriented businesses requiring streamlined cross-border access.



### Immediate Access to Highway 1 via 200 Street & 216 Street Interchanges

Allows for efficient regional distribution throughout Metro Vancouver and the Fraser Valley, reducing transportation time and costs.

## SUBLEASE RATE

2026: \$11.65 PSF

2027: \$11.83 PSF

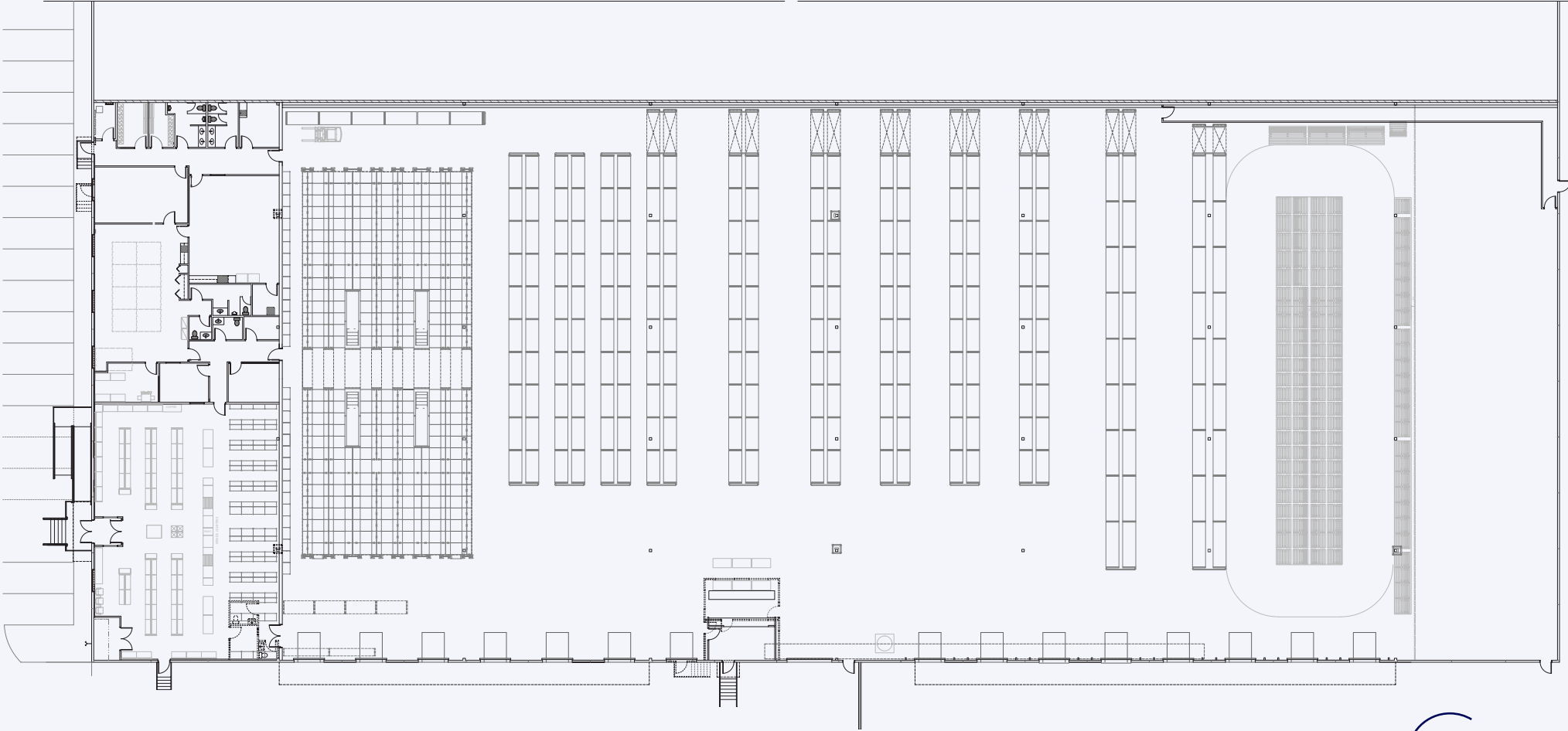
2028: \$12.00 PSF

## OPERATING COSTS

\$4.54 PSF\*

*\*inclusive of management fee at 4% on Gross*

# Floor Plan



## Location

19750 92A Avenue is strategically located in the Port Kells industrial area of Langley, one of Metro Vancouver's most established and in-demand industrial nodes. The property offers excellent regional connectivity with quick access to Highway 1 via the nearby 200 Street and 216 Street interchanges, allowing for efficient travel throughout Metro Vancouver and the Fraser Valley.

Its proximity to key Canada-U.S. border crossings makes the location well suited for logistics, distribution, and trade-oriented businesses. The surrounding area is home to a strong concentration of industrial and logistics users, providing access to a deep labour pool and established business services. Nearby amenities along 200 Street and in Walnut Grove offer added convenience for employees, making this an ideal location for warehousing, distribution, and light industrial operations.



# Building Photos



# Interior Photos





For more information, contact:

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