



- ▶ **59,000 SF Industrial Land**
- ▶ **Conveniently Located off Fraser Highway**

### Location

Located in east Langley, this site offers 59,000 square feet of heavy industrial zoned property. The property is conveniently located in close proximity to several major transportation routes, including Highway 1 via the 232<sup>nd</sup> Street interchange and Fraser Highway. Proximity to Lynden Border Crossing.

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**FOR LEASE | INDUSTRIAL**  
**23853 FRASER HIGHWAY**  
**LANGLEY, BC**

**Zoning**

M-1B (Service Industrial Zone) allows for a variety of uses. Outside storage permitted ([click to view bylaw](#)).

**Features**

- ▶ Serviced with water
- ▶ Single phase power
- ▶ Fenced & gated
- ▶ Ancillary office

**Available Area**

59,000 SF of land

**Availability**

30 days notice

**Basic Rental Rate**

\$3.25 PSF per year or \$15,979.17 per month

**Additional Rent\***

Estimated at \$0.80 PSF per year or \$3,933.33 per month

*\*All leases will be triple net with tenant responsible for all utility costs and business related costs.*



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