

FOR LEASE | INDUSTRIAL
#11 - 20279 97 AVENUE
LANGLEY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,485 SF Warehouse/Mezzanine Space with Grade Loading**
- ▶ **Port Kells/Northwest Langley Location**

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basaran@lee-associates.com

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Industrial
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Location

This property is ideally located with excellent access to the Golden Ears Bridge, 200th Street, and the Trans-Canada Highway, ensuring seamless connectivity for transportation and logistics. Situated in the thriving Port Kells/Northwest Langley industrial area, it offers businesses a prime location with strong infrastructure, making it a preferred choice for a variety of industries.

Features

- ▶ 3-phase electrical service
- ▶ Fully sprinklered
- ▶ Two (2) piece washroom
- ▶ Radiant tube heating
- ▶ One (1) grade loading door (12' X 14')
- ▶ 24' ceilings

Zoning

M-2 (General Industrial Zoning)

Available Areas

Main floor warehouse	2,741 SF
Mezzanine	1,096 SF
Total	3,485 SF

Basic Lease Rate

\$21.00 PSF

Taxes & Operating Costs

\$6.87 PSF (2025 estimate)

Availability

Immediate



Grant Basran

Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basaran@lee-associates.com

Sebastian Espinosa CCIM, SIOR

Personal Real Estate Corporation
Senior Vice President | Industrial
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com