

23665 FRASER HIGHWAY
LANGLEY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



WATCH VIDEO



COMMERCIAL-INDUSTRIAL LAND **FOR LEASE**

50,148 SF of Covered Storage
4.99 Acres of Service Commercial Zoned Yard

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Opportunity

Lee & Associates is pleased to present the opportunity to lease 23665 Fraser Highway, a strategically located industrial property in Langley offering approximately 4.99 acres of land and 50,148 SF of existing building improvements.

The property features multiple industrial buildings, substantial yard area and excess land, providing flexibility for a variety of industrial, service, commercial, and outdoor storage users. The improvements include a large quonset building, smaller quonset building, shop and office area, together with multiple grade-level loading doors and functional site circulation.

Building Breakdown & Property Features

Large Building - ±32,800 SF

- » Approximately 33’ clear height (at highest point)
- » Four grade-level loading doors (~17’ x 20’)
- » Automatic grade doors
- » Single-phase power
- » Ventilation/fans
- » LED lighting in rear portion

Small Building - ±14,400 SF

- » Approximately 19’ clear height (at highest point)
- » Two grade-level loading doors (~14’ x 14’)
- » Single-phase power

Shop - ±1,920 SF

- » Grade-level roll-up door (~14’ x 14’)
- » Second-floor office
- » Open bullpen office area
- » Baseboard heating and portable A/C
- » Drive-through grade bay

Office - ±1,028 SF

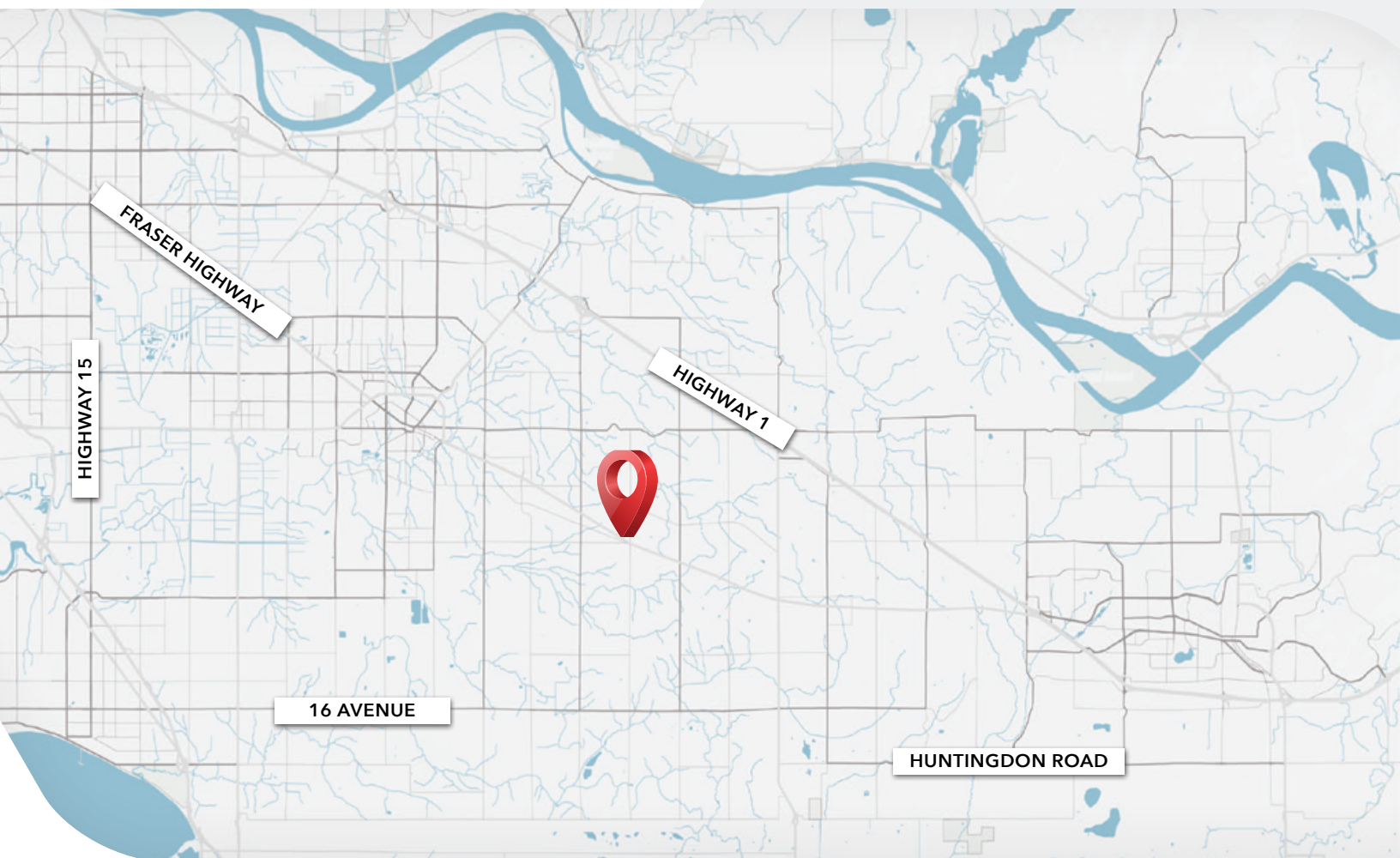
- » Office component
- » Open bullpen office configuration
- » Baseboard heating
- » Portable A/C
- » 2-piece washroom



Site Size	± 217,364 SF (4.99 Acres)
Building Area	± 50,148 SF
Zoning	C-3 - Service Commercial Zone (view bylaw)
Basic Rent	Contact Broker
Additional Rent	\$1.10 PSF (2026 Estimate)
Availability	Within 30-90 days of firm deal

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Drive Times



Aldergrove Village
8 min | 5.9 km



Abbotsford Intl. Airport
21 min | 18.8 km



Trans-Canada Highway
10 min | 8.8 km



Highway 13
6 min | 5.8 km



Lynden Border Crossing
17 min | 12.5 km



Surrey
30 min | 28.1 km



Mission
37 min | 30.4 km



Highway 15
19 min | 14.7 km



Deltaport
55 min | 53.4 km

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