

FOR LEASE

# GATEWAY200

By wesgroup

## BRAND-NEW, PREMIUM SMALL-BAY INDUSTRIAL UNITS

19929 84<sup>TH</sup> AVENUE, LANGLEY TOWNSHIP, BC

[GATEWAY200.COM](http://GATEWAY200.COM)

4 UNITS REMAINING



# SITUATE YOUR BUSINESS IN LANGLEY'S PREMIER COMMERCIAL HUB

## EXCEPTIONAL OPPORTUNITY

Introducing Gateway 200 by Wesgroup – featuring 13 top-tier industrial units in the heart of North Langley. Gateway 200 boasts a remarkable 62,145 SF of prime industrial real estate, in a highly sought after master-planned office, retail and light industrial business park.

Avison Young proudly presents this exceptional opportunity to lease brand-new, premium small-bay industrial units starting from 4,674 SF. The project features industry-leading design and specifications within a professionally crafted building.



**UNIT RANGE**  
4,674 sf - 9,366 sf\*  
\*Units can be combined



**RECENTLY COMPLETED**  
Ready for occupancy



**LEASE RATE**  
Please contact Listing Agents



**ZONING**  
C-18

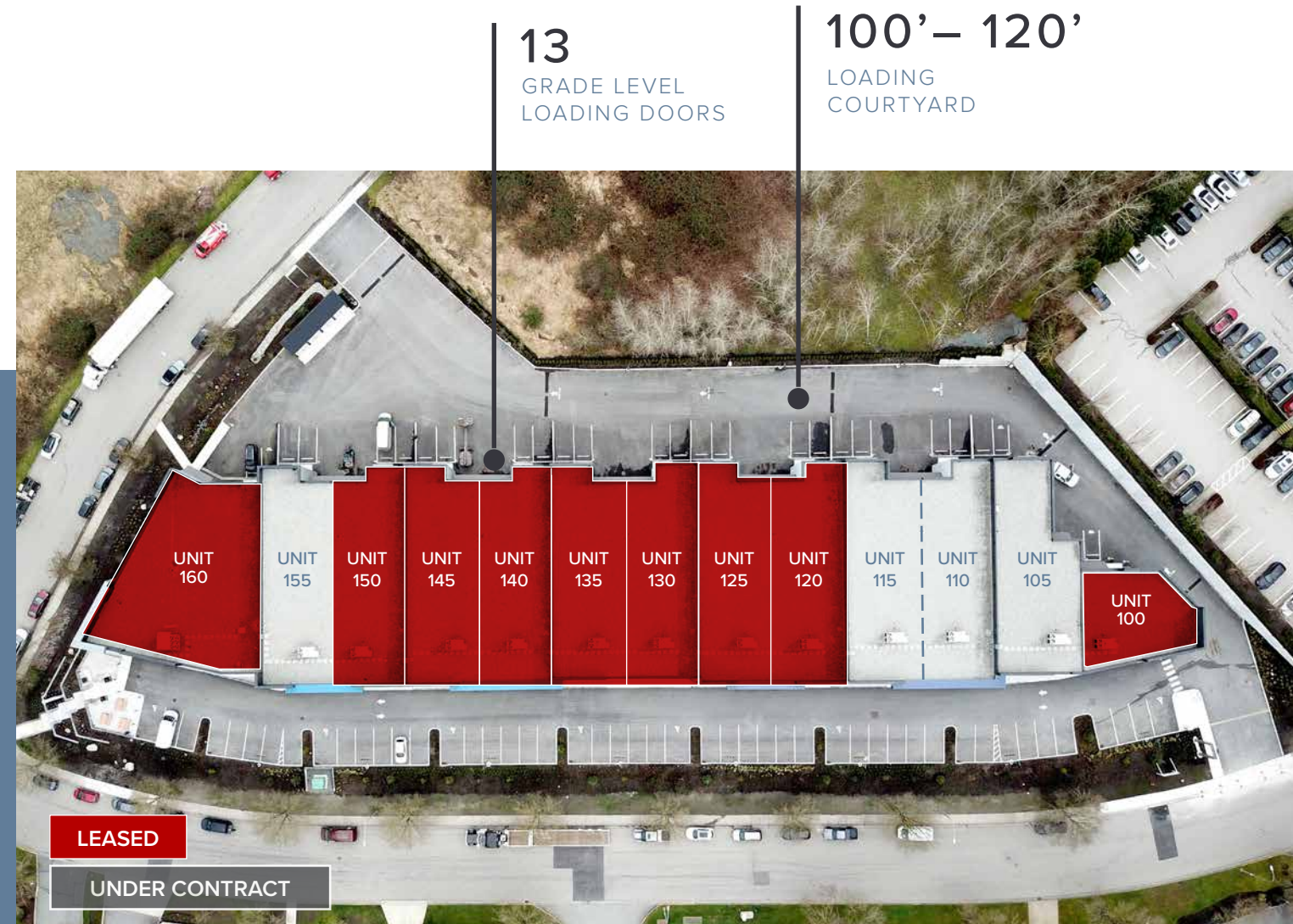
## SITE & FEATURES

# INDUSTRY-LEADING BUILDING DESIGN



UNIT	MAIN FLOOR SF	MEZZANINE SF	TOTAL SF
Unit 100		LEASED	
Unit 105	3,952	909	4,861
Unit 110	3,789	885	4,674
Unit 115	3,805	887	4,692
Unit 120		LEASED	
Unit 125		LEASED	
Unit 130		LEASED	
Unit 135		LEASED	
Unit 140		LEASED	
Unit 145		LEASED	
Unit 150		LEASED	
Unit 155	3,809	889	4,698
Unit 160		LEASED	

\*Units can be combined



**CEILING HEIGHT**  
Warehouse: 25' clear  
Mezzanine: 12' clear



**FLOOR LOAD**  
Warehouse: 500lbs. PSF  
Mezzanine: 100lbs. PSF



**POWER**  
2 Panels; 1 @ 100A at 347/600 volt, 3-phase + 1 @ 200A at 120/208 volt, 3-phase, with one transformer with approx. 45kVA capacity.



**HYDRO**  
Separately metered gas & hydro



**SPRINKLERS**  
ESFR sprinkler system



**WASHROOMS**  
One (1) handicapped-accessible washroom per unit



**HEATING & COOLING**  
8.5 ton hybrid gas-electric heat pump RTU providing heating & cooling



**LOADING**  
12' W x 14' H grade level loading door with canopies, front entrance & rear loading configuration



**PARKING**  
Ample parking onsite and along municipal roads



**FLOORS**  
Concrete floors



**EXTERIOR GLAZING**  
Contemporary storefront and generous glazing



**PODIUM SIGNAGE**  
Six (6) panels available on the podium

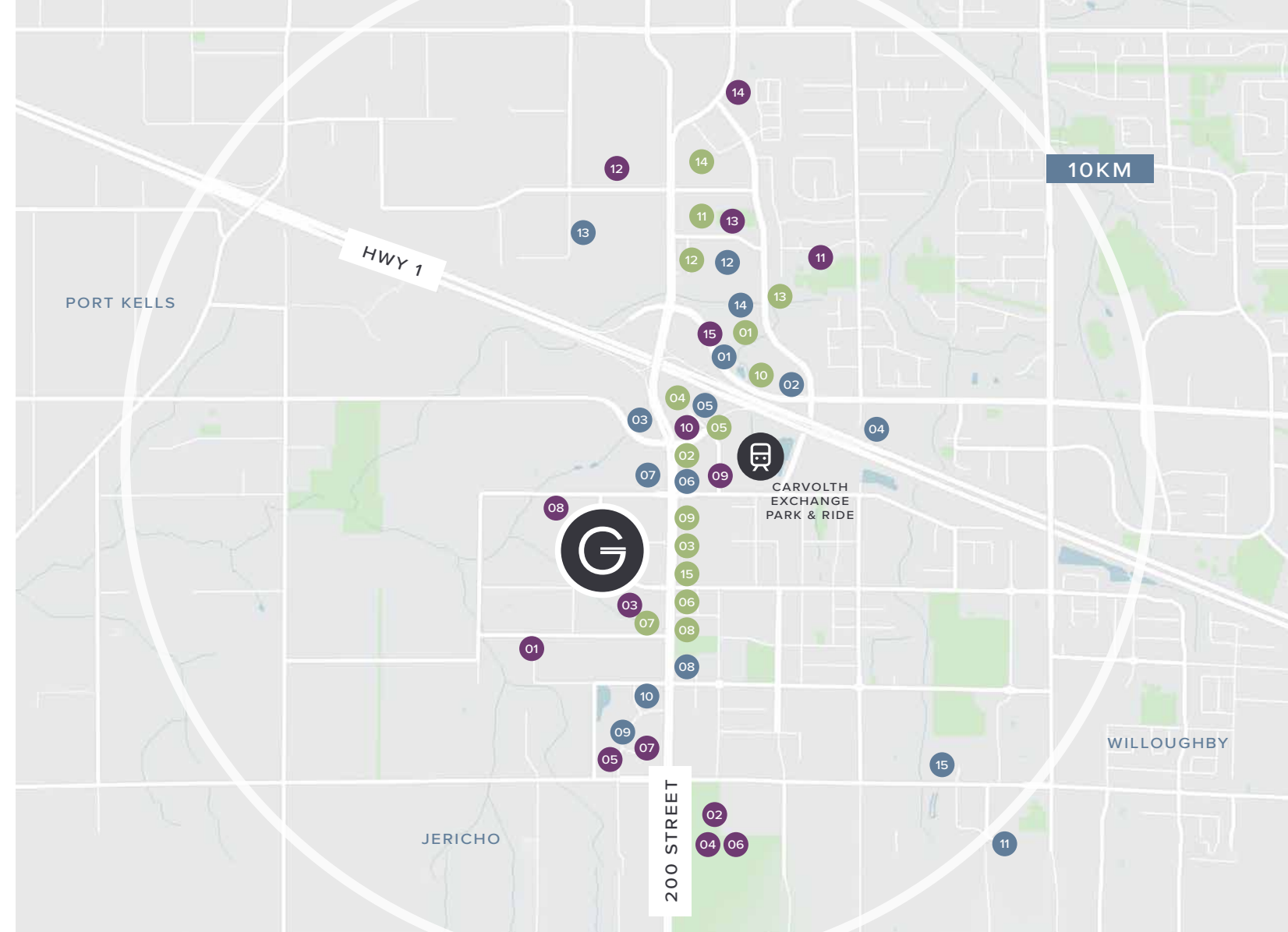
## LOCAL AMENITIES

# EXPLORE THE VIBRANT COMMUNITY OF LANGLEY

The community of North Langley is a hub for new offices, restaurants, shops, and amenities within a rapidly growing residential and business node, already home to prestigious tenants such as Fraser Health Authority, Corix, Grant Thornton LLP, Orion Construction, and HALL Group of Companies.

Located along 84th Avenue, just west of the bustling 200th Street corridor, Gateway 200 benefits from the area's high traffic and strategically central location.

Conveniently situated next to Langley's primary transportation hub, the Carvolth Exchange and Park & Ride, providing seamless access to public transit.



## BUS ROUTES

- 501 Langley Centre/ Surrey Central Station
- 509 Walnut Grove/Surrey Central Station
- 388 22nd St Station/Carvolth Exchange
- 595 Maple Meadows Station/Langley Centre
- 555 Carvolth Exchange/Lougheed Station
- 562 Langley Centre/Walnut Grove
- 66 Fraser Valley Express

## PUBLIC TRANSIT TIMES



### 30 MIN OR LESS

Willowbrook  
Guilford Exchange  
Pitt Meadows  
Abbotsford



### 1 HOUR OR LESS

Metrotown  
Coquitlam Centre  
Vancouver City Centre  
Surrey City Centre  
YVR



Carvolth Exchange and Park & Ride

## LOCAL AMENITIES

### FOOD & BEVERAGE

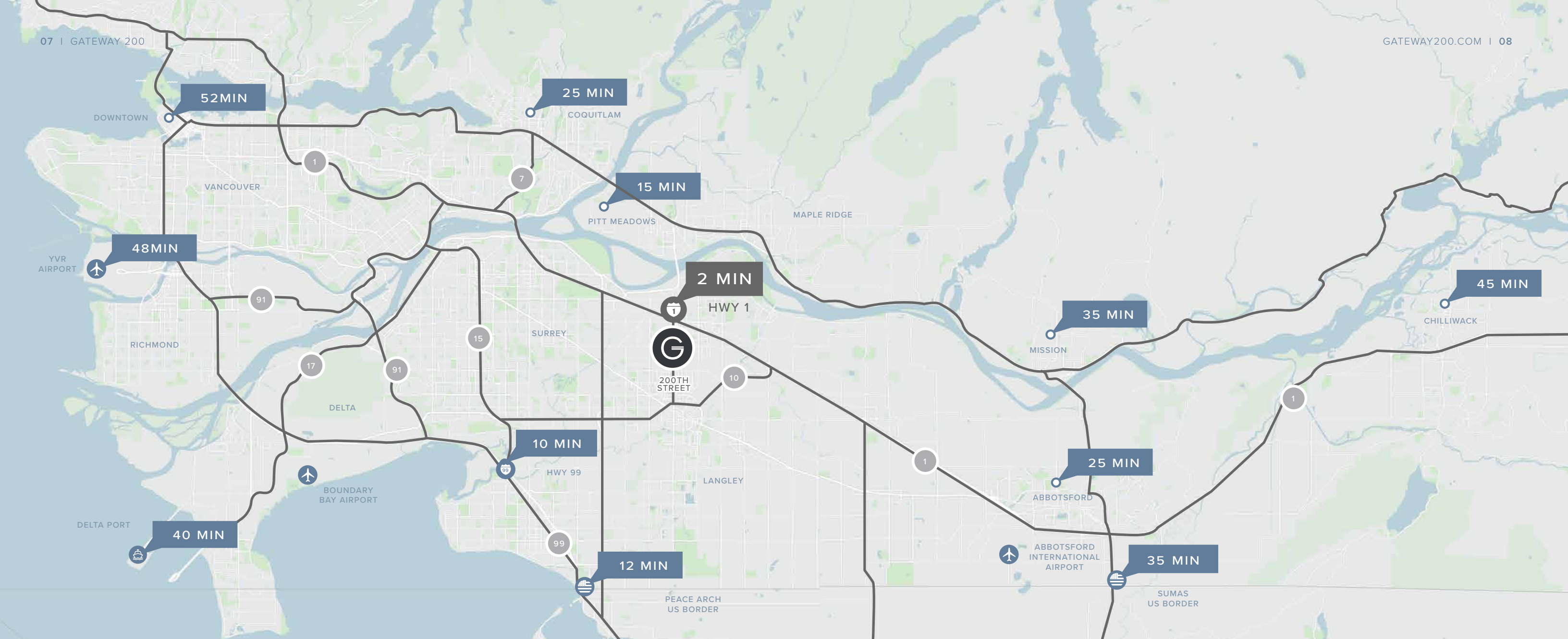
- 01 Browns Socialhouse
- 02 Starbucks
- 03 Tim Hortons
- 04 Dead Frog Brewery
- 05 Moxies Langley Restaurant
- 06 Artigiano
- 07 S+L Kitchen & Bar Langley
- 08 Blacksmith Bakery
- 09 Wendy's
- 10 Sushi Gio Japanese Restaurant
- 11 The Old Spaghetti Factory Langley
- 12 The Barley Merchant Taproom & Kitchen
- 13 The Keg Steakhouse & Bar Langley
- 14 Smugglers Trail Caskworks Brewery & Kitchen
- 15 McDonald's

### AMENITIES

- 01 Shoppers Drug Mart
- 02 CIBC
- 03 First West Credit Union
- 04 Holiday Inn Express
- 05 Sandman Signature Langley Hotel
- 06 Shell
- 07 Chevron - Gas Station
- 08 Latimer Village
- 09 FLUID SPA Langley
- 10 Gold's Gym Langley
- 11 Willoughby Town Centre
- 12 Cineplex Cinemas Langley
- 13 Best Buy
- 14 Fresh St. Market
- 15 The Tennis Centre Langley

### SERVICES

- 01 Highland Meadows Day Care
- 02 Langley Events Centre
- 03 Mopac Auto Supply
- 04 Willoughby Community Centre
- 05 Vehicle Sales Authority of BC
- 06 Langley Sports Medicine Clinic
- 07 Fluid Salon & Spa Langley
- 08 Revamp Wellness
- 09 BC General Employees' Union Fraser Valley
- 10 Willoughby Family Chiropractic
- 11 New Horizon Montessori School
- 12 Purolator
- 13 Sportsplex Daycare
- 14 HealthLink BC
- 15 Canada Post



# GATEWAY TO THE FRASER VALLEY AND THE LOWER MAINLAND

Langley's 200th Street Corridor offers a unique advantage for your business offering immediate access to Highway 1 and 200th Street. This strategic location places your business in close proximity to a steady stream of commuting consumers and ensures easy access for your employees.

## POPULATION

DISTANCE	1KM	3KM	5KM
Population	4,691	56,041	117,821
Pop Change 2023 – 2026	24.1%	12.2%	10.1%

## LOCAL LABOUR FORCE

- 146,586**  
Population
- 30,695**  
Labour force within 5km
- 9.9%**  
Population Growth 2023 – 2026 est.

**2 MINS**  
To Highway 1 Interchange

## EXPERIENCED TEAM

# COMMITTED TO DELIVERING GREAT VALUE

### DEVELOPER

Wesgroup Properties is a Vancouver-based, family-owned real estate company that specializes in the development of sustainable, mixed-use spaces. In business for more than 60 years, Wesgroup provides complete, end-to-end real estate services, acquiring, developing and managing commercial and residential properties.

Wesgroup is one of Western Canada's largest private real estate companies, with over 7,000 residential units completed and over 60 commercial buildings, totaling over 3.9 million square feet under management.

### MARKETING

Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. Their integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage.

Together, they create healthy, productive workplaces for employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment, and the community.

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## PROJECTS BY WESGROUP



**BREWERY DISTRICT**  
268 Nelson's Court, New Westminster, BC



**RIVER ROAD DISTRIBUTION CENTRE**  
8576 River Road, Delta, BC



**RIVER DISTRICT**  
8533 River District Crossing, Vancouver, BC



**200TH STREET BUSINESS PARK**  
19760 86 Avenue, Langley, BC



GATEWAY200.COM

**GORD ROBSON\***  
Principal  
604 647 1331  
gord.robson@avisonyoung.com

\*Personal Real Estate Corporation

**ILYA TIHANENOKS**  
Principal  
604 260 1869  
ilya.t@avisonyoung.com

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