

For Sale or Lease



8870 196A Street

LANGLEY, BC

**Brand-New 59,000 SF Freestanding Facility
Immediately Off Highway 1 in South Port Kells**

Marketed By

CBRE

Developed By

CEDAR COAST

Built By

**ORION
CONSTRUCTION**

THE OPPORTUNITY

On behalf of Cedar Coast, CBRE Limited is pleased to present **8870 196A Street** – the rare opportunity to purchase or lease a 59,580 SF industrial building situated on 2.24 acres directly alongside Highway 1 in North West Langley / Port Kells.

Comprised of 56,850 SF warehouse space and 2,730 SF of steel deck mezzanine, enjoy the benefits and efficiencies of a new build in the Fraser Valley's most strategic and sought after submarket. The warehouse features 32' clear ceiling height, 5 dock level loading doors and 1 grade level loading door, ESFR sprinklers, 1600A 347/600V power, and has a 700lbs PSF load capacity.

Occupancy can occur as early as 12 to 14 months from a firm deal.

INTRODUCING 8870 196A STREET: A BRAND-NEW FREESTANDING INDUSTRIAL FACILITY ALONGSIDE HIGHWAY 1



Now Available For Lease or Sale

BUILDING FEATURES



5 Dock Doors (8'x10') and 1 Grade Loading Door (12'x14')



32' Clear Ceiling Height



1600 Amp, 347/600 Volt Power



42 on-site Parking Stalls



700 lbs PSF Floor Load Capacity on Main Level



100 lbs PSF Floor Load Capacity on Mezzanine



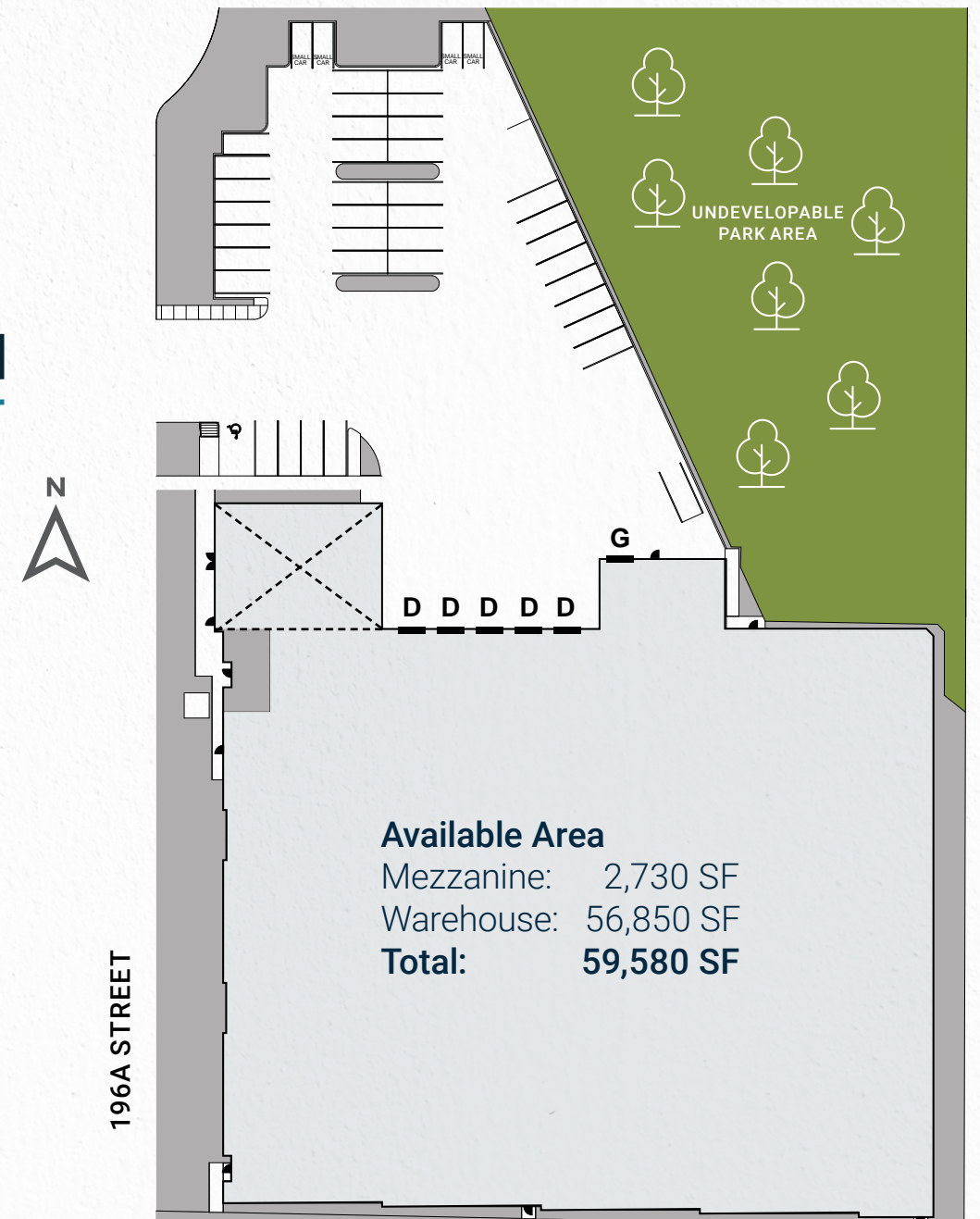
ESFR Fire Suppression



Fibre Optic Cable Available



SITE PLAN



Available Area
 Mezzanine: 2,730 SF
 Warehouse: 56,850 SF
Total: 59,580 SF

SALIENT DETAILS

Site Size
2.24 Acres

Asking Price
Contact Listing Agent

Asking Lease Rate
Contact Listing Agent

Completion
12-14 months from Construction Start

Build-To-Suit/Modifications
May be considered
Contact Listing Agent for more information

Additional Rent
Contact Listing Agent

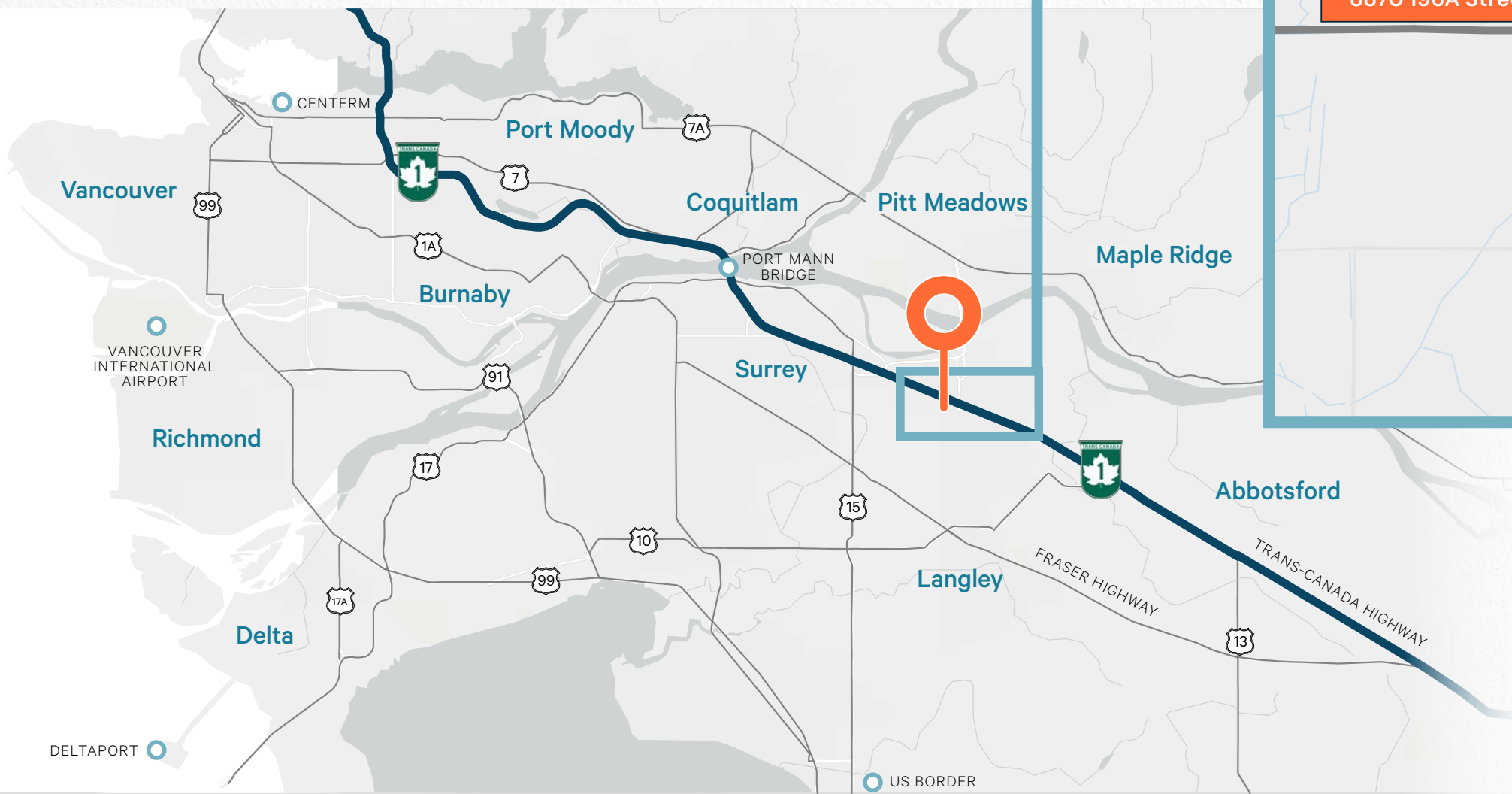
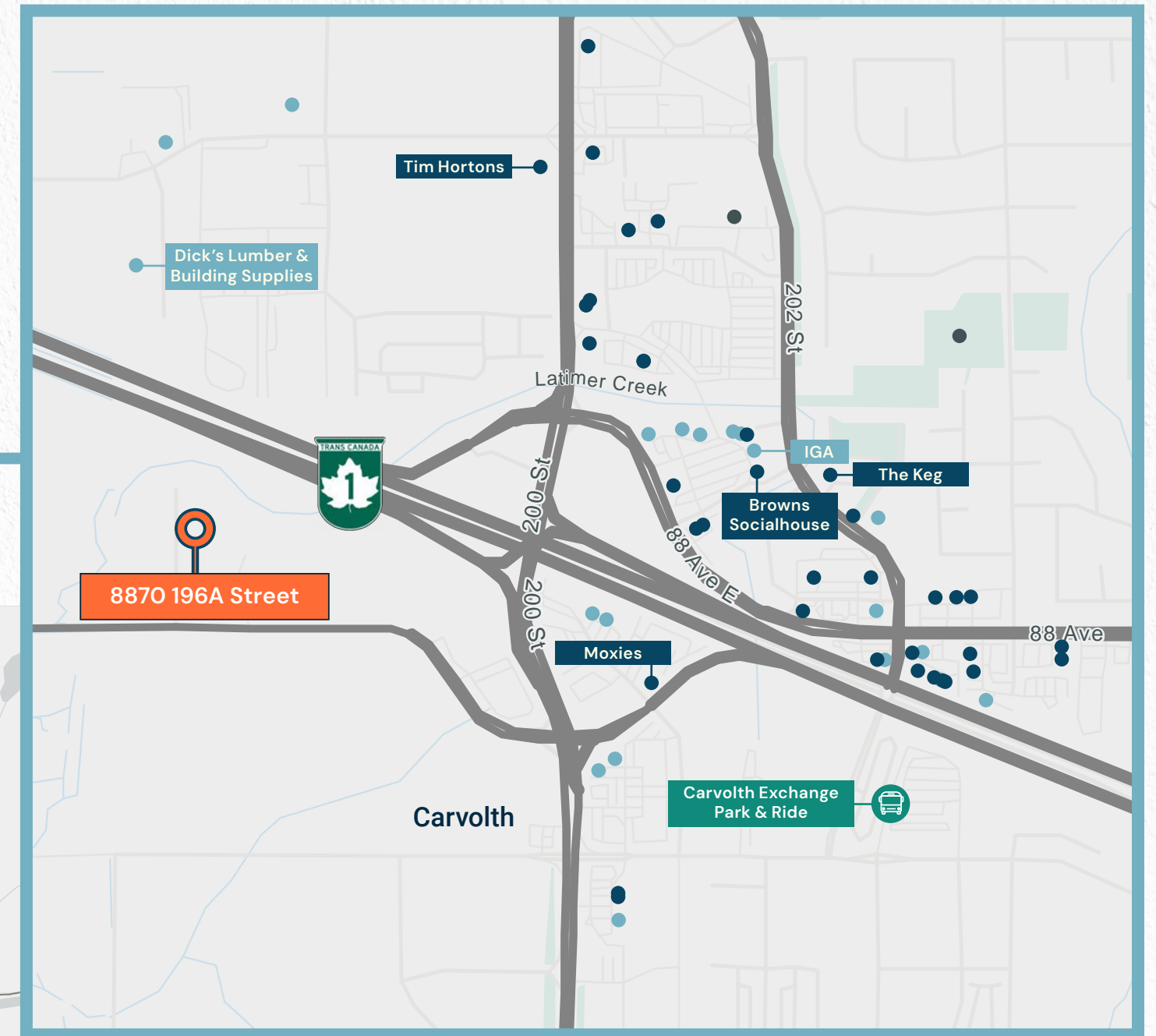
LOCATION

Situated along the 200th Street and Trans-Canada Highway (Hwy 1) corridor, this opportunity in the rapidly growing Gateway Neighborhood Plan offers 360-degree access to major transportation routes. With development permits and rezoning headed into 4th reading, it provides connectivity to logistic routes, neighboring businesses, and new developments, fostering community growth. Less than 1 km from the Trans-Canada Highway and the 200 Street interchange, it offers easy access to key routes like the Golden Ears Bridge and South Fraser Perimeter Road. Additionally, its proximity to Port Kells, a popular industrial park area, makes it an ideal choice for businesses seeking a well-connected location. Furthermore, it's situated along the Langley - Haney Place Bus Rapid Transit corridor, enhancing its regional accessibility and connectivity.

DRIVE TIME

| | | | |
|------------------------------|---------|----------------------------------|---------|
| Trans-Canada Highway (Hwy 1) | 2 mins | US Border | 26 mins |
| Golden Ears Bridge | 7 mins | Abbotsford International Airport | 30 mins |
| Highway 17 | 9 mins | Centerm | 35 mins |
| Port Mann Bridge | 11 mins | Deltaport | 40 mins |
| Lougheed Highway (Hwy 7) | 12 mins | Vancouver International Airport | 45 mins |

AMENITIES MAP



41

CAFES/RESTAURANTS

11

PARKS/RECREATION

20

RETAIL SHOPS

NEW DEVELOPMENTS IN THE AREA

Located just south of Highway 1 in the Port Kells/NW Langley industrial area, 8870 196A Street also fits into the rapidly developing 200th Street Corridor where an abundance of new developments of all asset classes are either underway, or in the planning stages. The 200th Street Corridor has over 250,000 SF of speculative and build-to-suit office developments, seven residential towers, a self storage facility, and a number of future industrial and mixed residential projects.

As part of the 2040 200th Street Corridor Plan, the Township of Langley is supportive of development in the area where they expect to add 30,000 new residents in the next 15 years. The latest 2040 200th Street Corridor Plan can be found [here](#).

- ① **19895 88 Avenue - Benchmark Group**
Benchmark is planning a 12 storey office tower.
- ② **19723 88 Avenue - Astria Properties**
A light industrial facility with self-storage atop the light industrial portion.
- ③ **19881 86 Avenue - Foundation Properties**
A 264 room hotel that includes a banquet hall among other amenities, as well as two-eleven story office buildings.
- ④ **19929 84 Avenue - Wesgroup**
Wesgroup has recently completed on a new small bay lease development with units ranging from 2,924 - 7,311 SF.
- ⑤ **19803-19837 86 Avenue - Private Developer**
Standalone office building of approximately 130,000 SF in addition to a standalone 20,300 SF flex industrial facility.

- New industrial development
- Future office development
- Industrial under development
- Future hotel development



2 Minute Drive
To Highway 1

200th Street

8870 196A Street,
Langley

88 Ave

196A Street

**Buildings not to scale. This rendering is an artistic interpretation of the design. It is not meant to be an exact rendition. The depicted road 196A Street is not fully complete to an accurate standard and is for illustrative purposes only.

8870 196A STREET, LANGLEY, BC

FOR MORE INFORMATION CONTACT:

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