



**FOR LEASE**

**22,000 SF Warehouse space available in Port Kells, Langley**

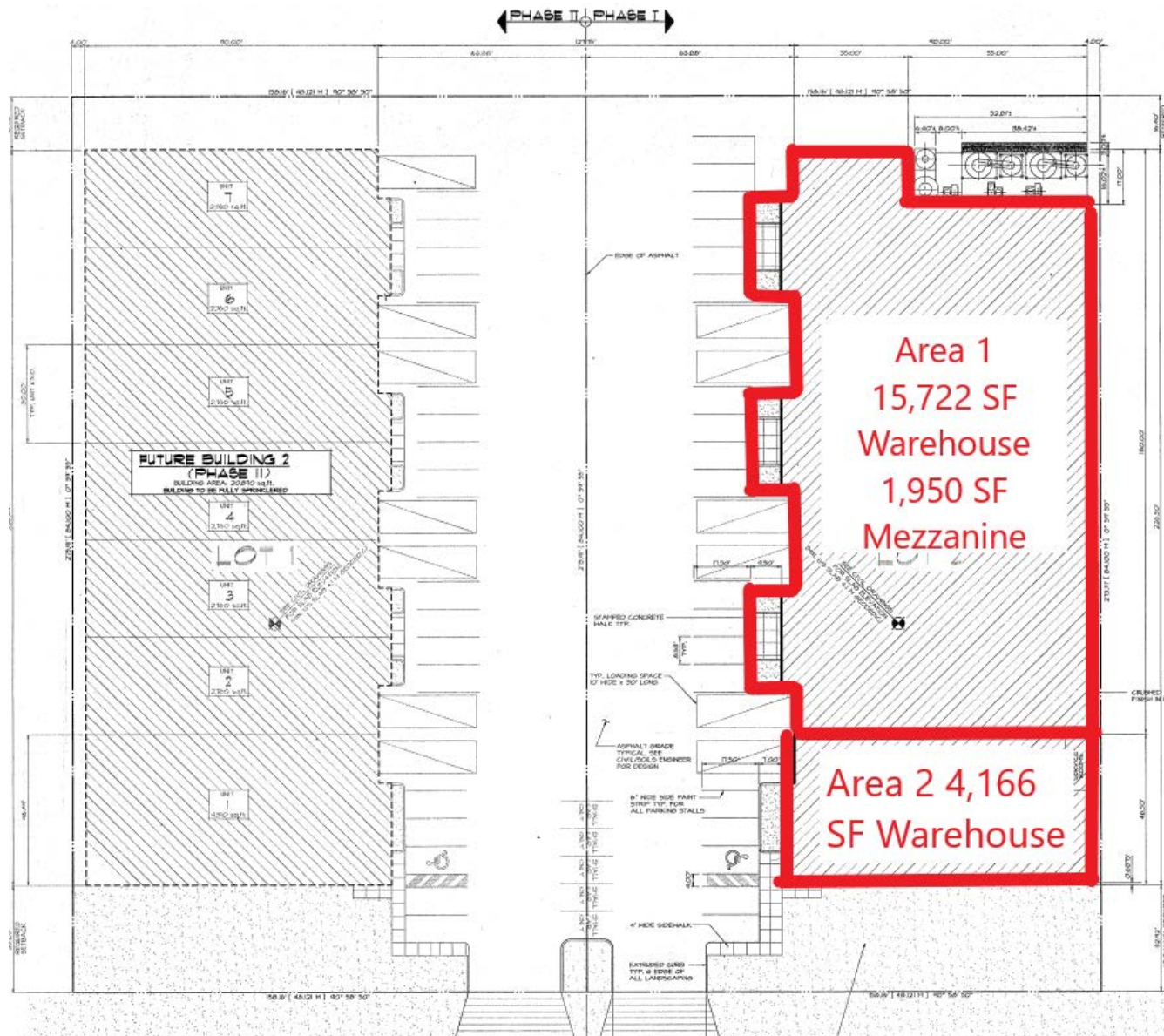
**19947 101 AVENUE**

LANGLEY, BC





## LEASABLE BUILDING AREA



# FOR LEASE 22,000 SF 19947 101 AVENUE | Langley, BC

## LOCATION

The subject property is located on 101st Avenue, in the heart of the well-established Port Kells industrial area of Langley. The building's construction spares no expense featuring an extra thick concrete slab, heavy power supply, six oversized grade loading doors, paint booths and a piped compressed air system. The concrete mezzanine area features men's and women's change rooms, washrooms, kitchen, lunch room and private offices. Additionally, the property features a large truck court, ample parking space, extensive exterior lighting, and a fenced and gated perimeter.

The subject property is ideally situated in the geographic center of the Lower Mainland, within minutes of the Trans-Canada Highway, Golden Ears Bridge and Port Mann Bridge; providing immediate access to all Lower Mainland submarkets and the Canada/US Border.

A full detailed presentation is available for all features.

### Building Area

Ground Floor Warehouse	19,888 SF
Mezzanine Office	1,950 SF
<b>Total</b>	<b>21,838 SF</b>

The Premises are currently demised into two Bays:

- **Area 1**
  - 15,722 SF of Warehouse space and
  - 1,950 SF of mezzanine office, kitchen and washroom warehouse space
  - 5 12' x 14' overhead grade loading doors
  - Walk-in paint spray booth
- **Area 2**
  - 4,166 SF of Warehouse space with handicap washroom
  - 1 12' x 14' overhead grade loading door
  - Benchtop spray paint booth

Further Demising options potentially available upon request.

### PROPERTY FEATURES

**Legal Description:** Lot 2 District Lot 123 Group 2 New Westminster District Plan LMP12759.

PID: 018-503-110

**Zoning Service:** M-3 (Heavy Industrial) Zoning allowing for a wide variety of manufacturing, and assembly industrial uses. A copy of zoning bylaws is available upon request.

**Features:**

- Total of Six 12' x 14' Overhead Loading Doors.
- Extensive Electrical Power throughout Warehouse - 600V/600 amps total Building power.
- Fully sprinklered throughout Facility.
- Mezzanine kitchen with Male/Female locker room with shower/washrooms in Area 1 of Warehouse.
- Extensive on-site parking (17 designated stalls).

**Asking Lease Rate:** Please contact agent

**Operating Costs:** \$5.95 (2025)

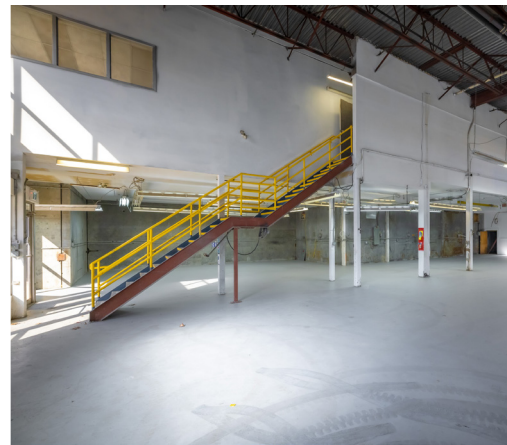
**Availability:** Immediately  
(Depending upon required Tenant Improvements).





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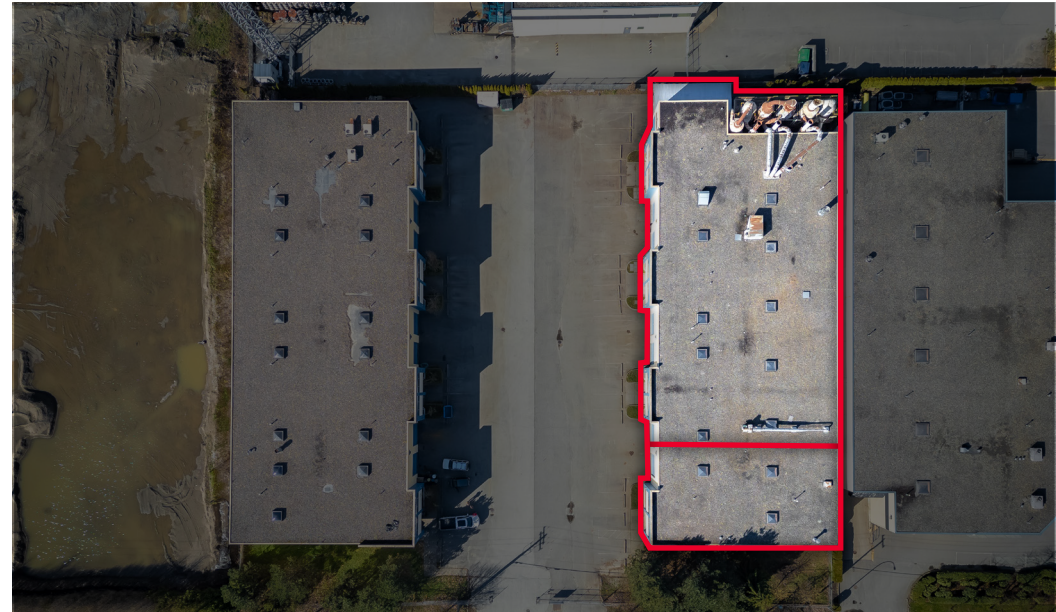
## PROPERTY PHOTOS





FOR LEASE 22,000 SF  
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## AERIAL PHOTOS







**FOR MORE INFORMATION, CONTACT:**

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