



9,369 SF OF CENTRALLY LOCATED
WAREHOUSE SPACE

**#1-4 6322
202 STREET**

LANGLEY, BC

FOR LEASE



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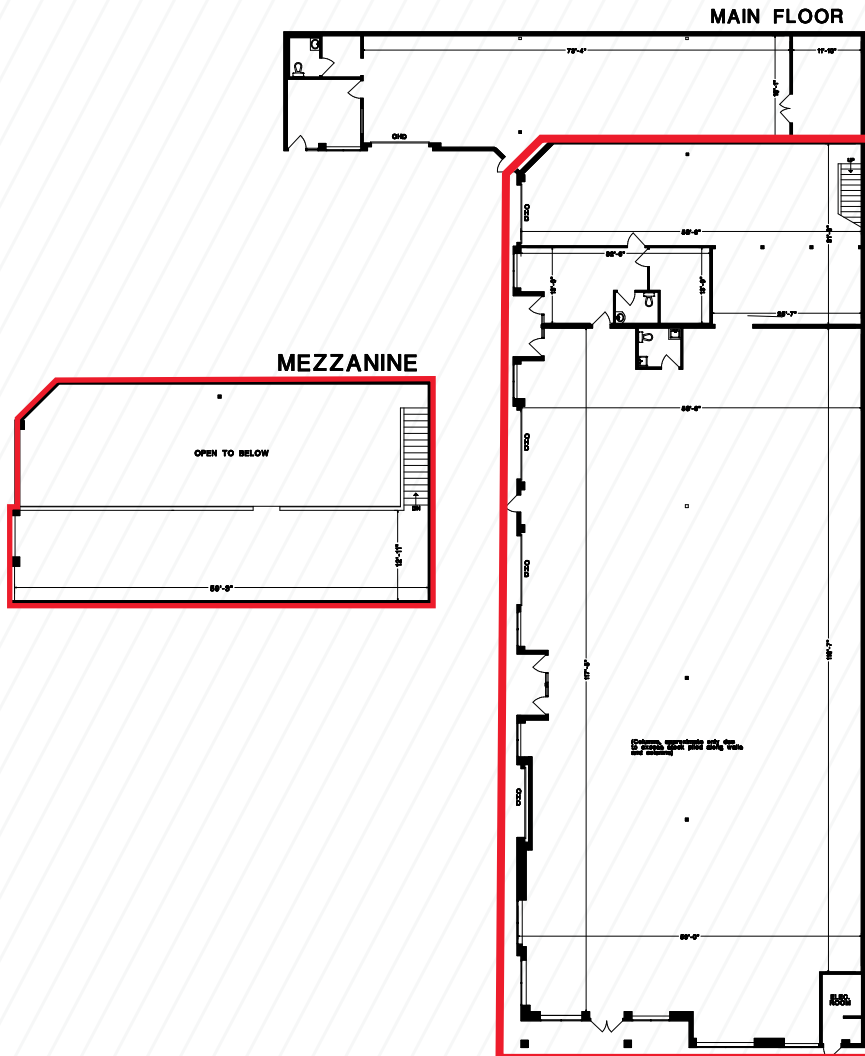
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AVAILABLE AREA

Ground Floor	8,604 SF
Mezzanine	765 SF
Total	9,369 SF



Opportunity to lease 9,369 SF of clean industrial space in a modern building. The property is extremely well located on 202 Street in the commercial centre of Langley, an area benefiting from many amenities, shopping centres, and the future Surrey-Langley Skytrain line. The location provides quick access to 200 Street and the Langley Bypass.

PROPERTY FEATURES

Zoning:	M-2 General Industrial
Loading:	4 grade doors
Ceiling Height:	18'
Base rent:	\$21 per SF
Additional rent:	\$7.00 per SF (2024 estimate)
Availability:	Contact listing agents



Two washrooms



One private office



Sprinklers



Ample parking



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