



9,369 SF OF CENTRALLY LOCATED
WAREHOUSE SPACE

**#1-4 6322
202 STREET**

LANGLEY, BC

FOR LEASE



RICK DHANDA

Personal Real Estate Corporation
Vice President
+1 604 640 5816
rick.dhanda@cushwake.com

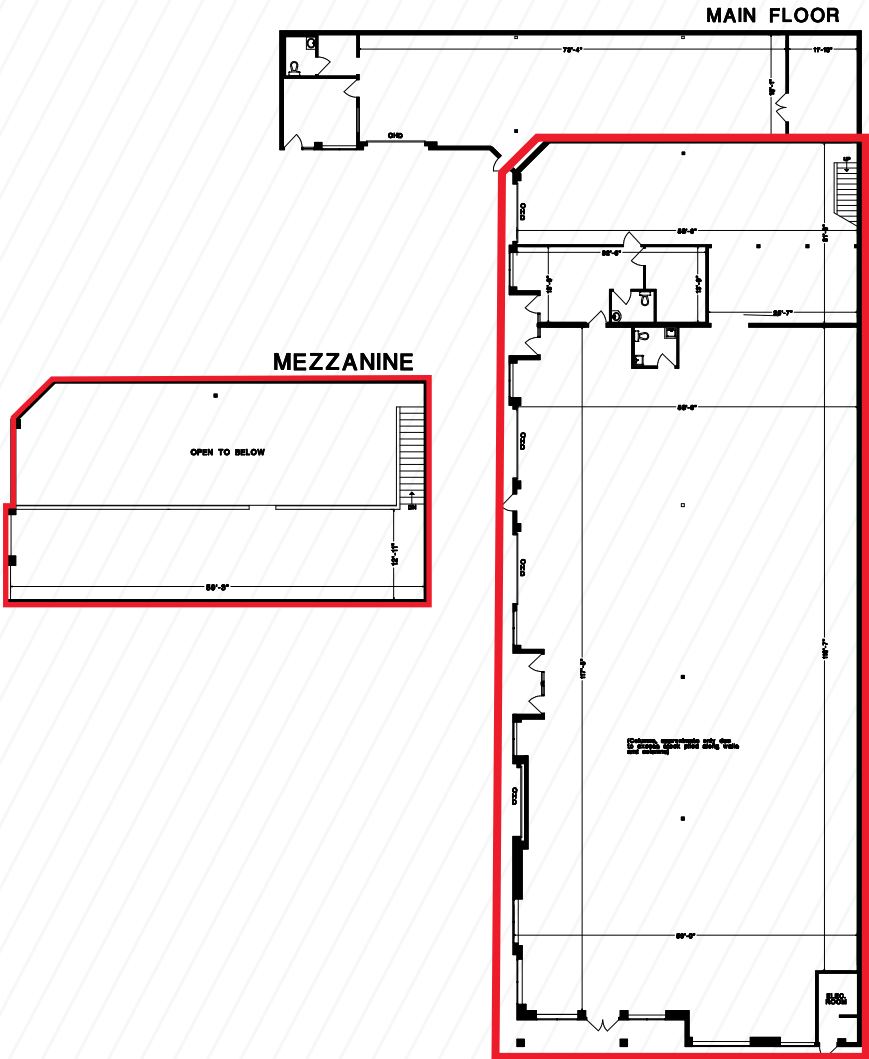
JEFFREY SCHATZ

Associate Vice President
+1 604 608 5968
jeff.schatz@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

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:	\$19 per SF
Additional rent:	\$6.95 per SF
Availability:	Within 30 - 60 days notice



Two washrooms



One private office



Sprinklers



Ample parking



#1-4 6322 202 STREET

LANGLEY, BC

RICK DHANDA

Personal Real Estate Corporation
Vice President
+1 604 640 5816
rick.dhanda@cushwake.com

JEFFREY SCHATZ

Associate Vice President
+1 604 608 5968
jeff.schatz@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

