

FOR LEASE

UNITS 108B & 109B

5947 206A STREET

LANGLEY CITY - WILLOWBROOK



**CUSHMAN &
WAKEFIELD**



LOCATION

5947 - 206A Street, also known as Langley City Business Park, is strategically located just south of Duncan Way in the Langley City area, and has established itself as one of the premier industrial areas in Langley City. This high-quality flex warehouse/office project offers easy access via Duncan Way to Fraser Highway, Langley Bypass, and Glover Road, which provide excellent links to all areas of the Lower Mainland, Tsawwassen Ferry Terminal, Deltaport Container Terminal, Fraser Valley, and the US Border.

AVAILABLE AREA

Warehouse 2,880 SF

This is a shell warehouse space.

No office space included in the final rate.

ZONING

I1 Light Industrial Zone. This zone is to accommodate and regulate the development of light impact industrial uses and facilities including Technology Industries.

CONTACT

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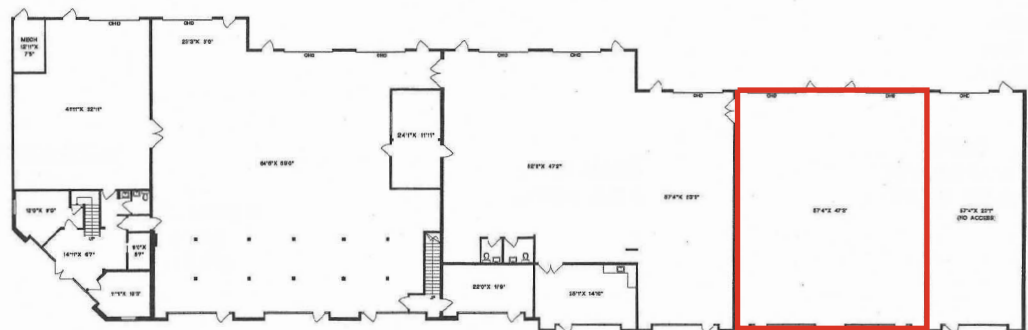
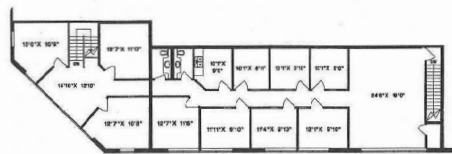
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FLOOR PLAN



FEATURES

- Quality tilt-up concrete construction
- Two 12' x 14' grade-level loading door
- 19' clear ceiling height, 3-phase power
- Gas-fired unit heater, handicap washroom
- Fluorescent lighting, fully sprinklered
- Parking right outside the front door
- Just off Duncan Way

LEASE RATE

Please Contact Agents

ADDITIONAL RENT

\$7.40 PSF (2025 estimate)

AVAILABILITY

Available Immediately

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