



FOR LEASE

19730 TELEGRAPH TRAIL
LANGLEY, BC

LOCATION

Port Kells is arguably the most sought-after industrial hub in Metro Vancouver. The area is instantly accessible from Highway 1 via both 192nd Street and 200th Street interchanges. Golden Ears Way flows east-west along the Fraser River, connecting the area to both the Golden Ears Bridge and the South Fraser Perimeter Road.

ZONING

M2 - General Industrial

LEASE RATE

Building: \$19.95 psf per annum

Yard: \$4.50 psf per annum

ADDITIONAL RENT

\$8.71 psf per annum (2025 estimate)

AVAILABILITY

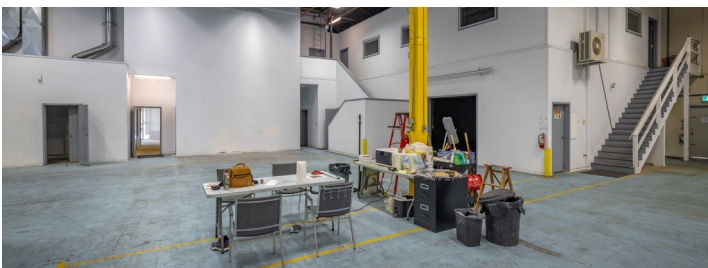
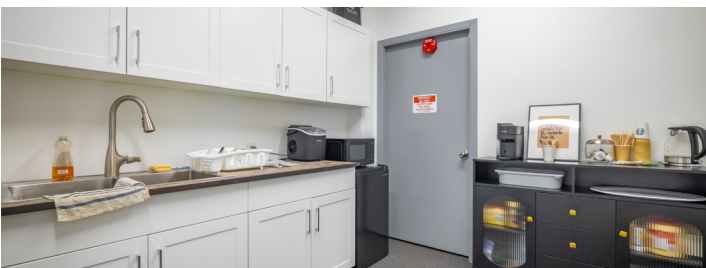
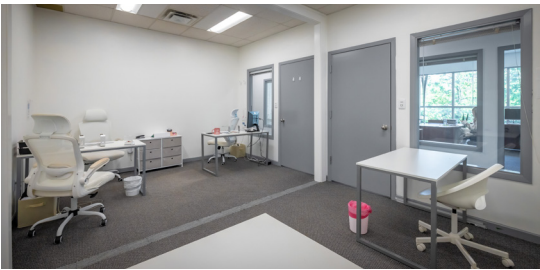
Immediate

FEATURES

- Freestanding building
- ±11,000 SF fenced and paved yard at rear
- 400 amp, 600 volt electrical service
- Two (2) dock loading doors
- Five (5) grade loading doors
- 26' clear ceiling height

UNIT SIZE

Warehouse:	19,000 SF
Second floor office:	1,705 SF
Mezzanine office:	1,535 SF
TOTAL:	22,240 SF





CONTACT

ERIC RICE

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5877
eric.rice@ca.cushwake.com

RICK EASTMAN

Personal Real Estate Corporation
Executive Vice President, Industrial
+1 604 640 5863
rick.eastman@ca.cushwake.com

700 West Georgia Street, Suite 1200, Toronto Dominion Tower, Pacific Centre |
Vancouver, British Columbia V7Y 1A1 | +1 604 683 3111 | cushmanwakefield.ca



**CUSHMAN &
WAKEFIELD**

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.