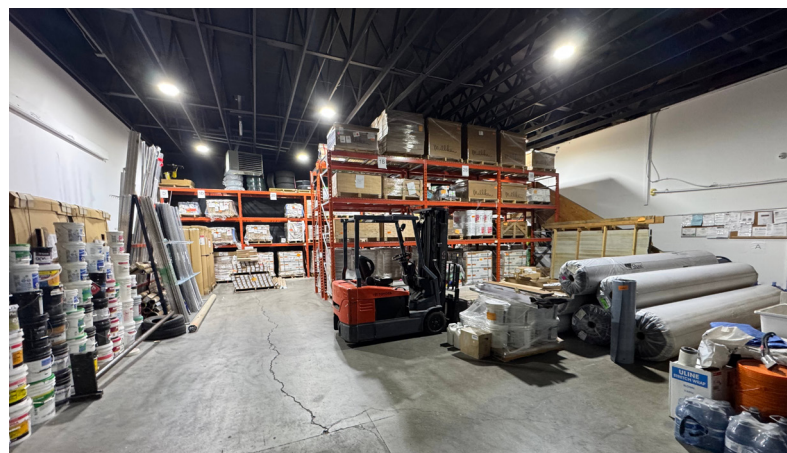
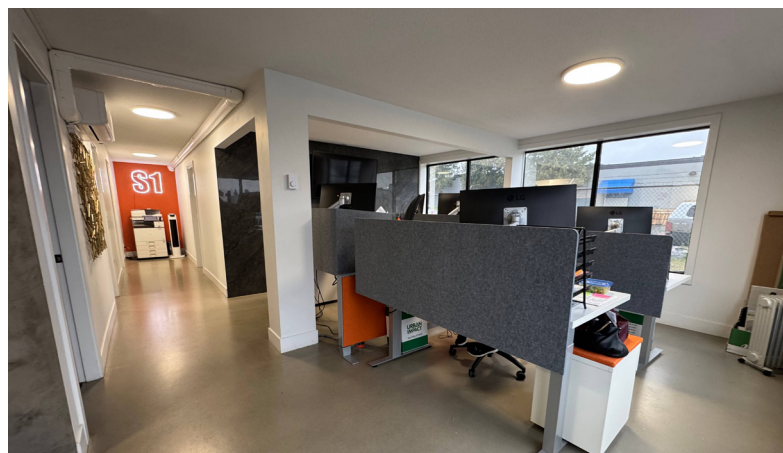


FOR SUBLEASE

19670 LANDMARK WAY

UNIT 201-202 | LANGLEY, BC



2,390 SF & 5,073 SF



LOCATION

The subject property is located on the south side of Landmark Way west of Fraser Highway and the Langley ByPass. The local area is in very close vicinity to the bustling Langley City streets and numerous amenities including Willowbrook Centre.

OPPORTUNITY

Functional industrial units for a wide variety of industrial businesses.

ZONING

I-1 (Light Industrial Zone) zoning allows for a wide array of industrial uses such as warehousing, storage, manufacturing, distribution, service uses and more. A copy of the zoning bylaws can be made available.

AVAILABLE AREAS

Unit 201

Warehouse Main	3,011 SF
Floor Office	1,128 SF
Main Floor Total	4,139 SF
Mezzanine Storage	28 SF
Second Floor Office	906 SF
TOTAL AVAILABLE AREA	5,073 SF

** Sizes are approximated, tenant to verify*

- Well-appointed offices on both floors with air-conditioning
- Modern LED lighting
- Forced air gas warehouse heaters
- Modern kitchenette & lunchroom
- Minimum 16'3" ceilings in warehouse
- One (1) 12' X 12' front grade loading door
- Multiple washrooms
- Alarm system

BASIC LEASE RATE

\$19.95 per square foot, per annum, plus GST

ADDITIONAL RENT (2025)

Estimated at \$8.06 PSF, per annum, plus GST

AVAILABILITY

Early 2026

Unit 202

Warehouse	1,918 SF
Main Floor Office	273 SF
Main Floor Total	2,103 SF
Second Floor Office	287 SF
TOTAL AVAILABLE AREA	2,390 SF

** Sizes are approximated, tenant to verify*

- Minimum 16'3" ceilings in warehouse
- Modern LED lighting
- Forced air gas warehouse heaters
- One (1) 10'X12' front grade loading doors
- Small offices on each floor
- Alarmed

BASIC LEASE RATE

\$19.95 per square foot, per annum, plus GST

ADDITIONAL RENT (2025)

Estimated at \$7.64 PSF, per annum, plus GST

AVAILABILITY

Immediately

KEVIN VOLZ

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@cushwake.com

ERIC RICE

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

RICK DHANDA

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

700 West Georgia Street, Suite 1200 / Pacific Centre / Vancouver, BC V7Y 1A1 / +1 604 683 3111 / cushmanwakefield.com

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