



6,725 OF INDUSTRIAL / QUASI RETAIL SPACE AVAILABLE

UNITS 101-104

**20688 DUNCAN WAY**

LANGLEY, BC





# 20688 DUNCAN WAY

LANGLEY, BC

## LOCATION

Situated at 20688 Duncan Way, this unit offers exceptional convenience in the heart of Langley City. The Property is in a well-established commercial area, it provides easy access to major routes including the Langley Bypass and Fraser Highway, making it ideal for businesses seeking visibility and connectivity. Surrounded by a mix of retail, industrial, service-oriented businesses and a mix of nearby amenities, the location supports both foot traffic and logistical efficiency.

## PROPERTY FEATURES

- Concrete tilt-up construction
- Extensive exterior glazing
- Four (4) large rear grade loading doors (12' x 14')
- Radiant tube heating
- 20' clear ceiling heights
- 225 amps at 208-volt electrical service (tenant to verify)
- Two (2) washrooms
- Three (3) private offices
- Abundant onsite and street parking available

## ZONING

I1 (Light Industrial) - allows for uses including clean manufacturing, high tech, commercial indoor recreation, warehousing and select office and retail uses.

## LEASE RATE

\$17.95 PSF, net, per annum, plus GST

## ADDITIONAL RENT

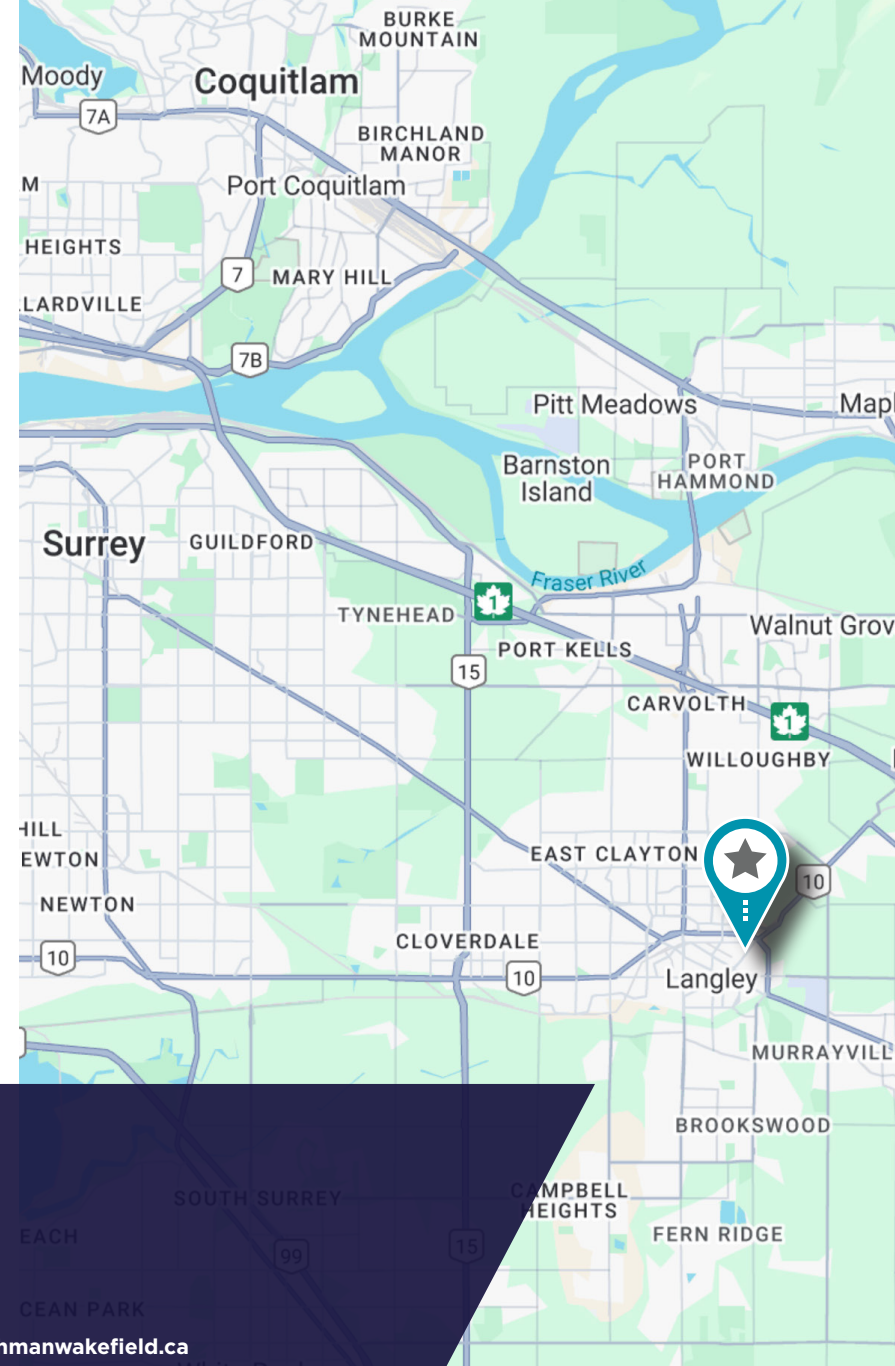
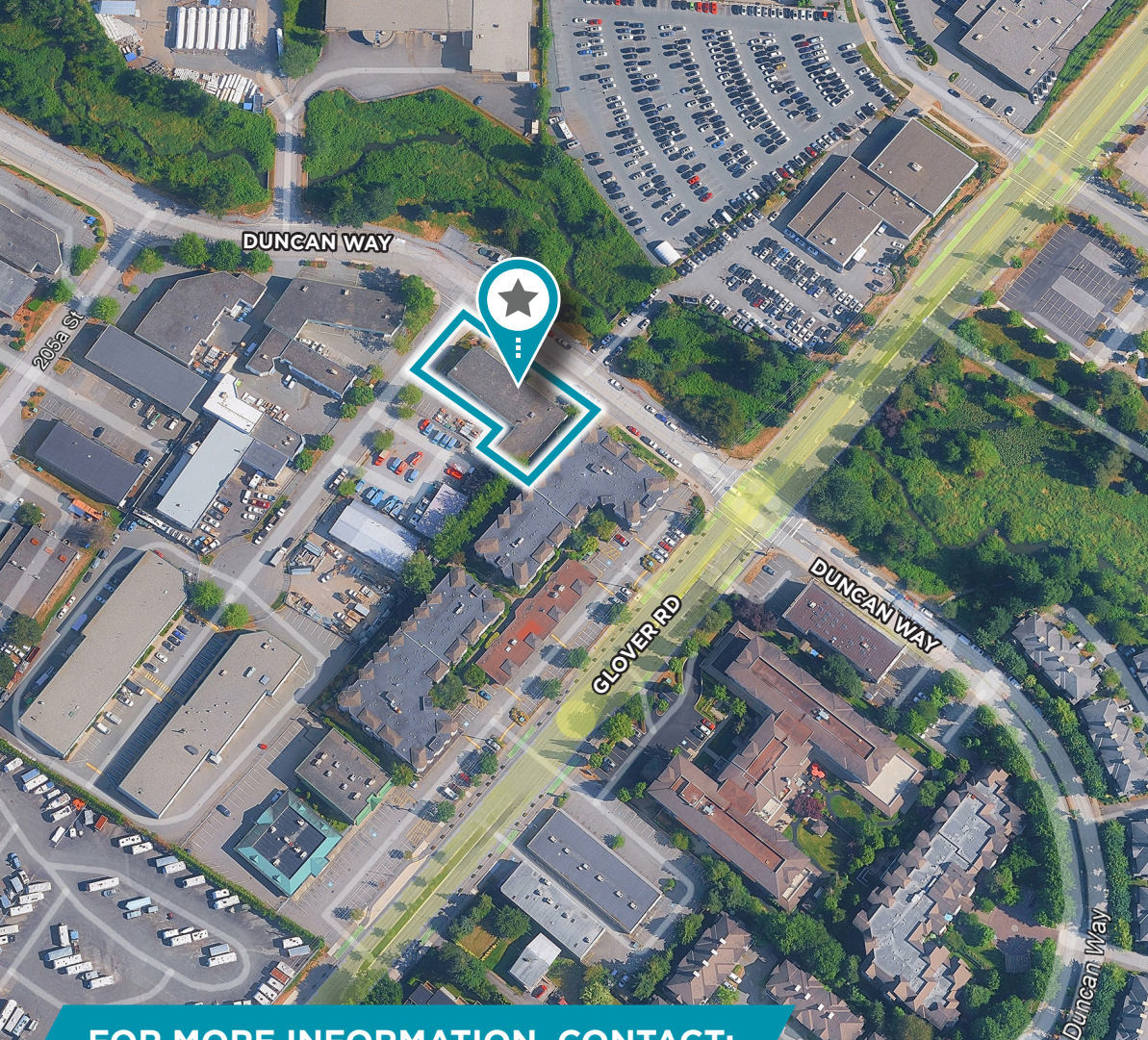
\$9.05 PSF

## AVAILABILITY

January 1, 2026







## FOR MORE INFORMATION, CONTACT:

### ERIC RICE

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

### JORDAN SENGARA

Personal Real Estate Corporation  
Vice President, Industrial  
+1 604 640 5845  
jordan.sengara@cushwake.com

### ALEX EASTMAN

Associate, Industrial  
+1 778 986 7300  
alex.eastman@cushwake.com

700 West Georgia Street / Pacific Centre, Suite 1200 / Vancouver, BC V7Y 1A1 / +1 604 683 3111 / [cushmanwakefield.ca](http://cushmanwakefield.ca)

©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.

