

FOR LEASE

PORT KELLS / NORTHWEST LANGLEY INDUSTRIAL AREA

9975 199B STREET, LANGLEY, BC



REDUCED LEASE RATES

**17,995 SF PLUS 35,000 SF
EXCESS YARD**



PROPERTY FEATURES



LOCATION

Close to the 200th Interchange of the Trans Canada Highway, and just 40 minutes from downtown Vancouver. This property is located in one of the fastest growing serviced industrial areas of the Lower Mainland just east of the Surrey/Langley border and adjacent to the Golden Ears Bridge. This area offers excellent access directly to the Trans Canada Highway and easy access to all municipalities in the Metro Vancouver area via the Trans Canada Highway. This fully serviced industrial area is close to Langley and Guildford labour supplies and has zoning which allows light, medium and heavy industrial uses.

LEGAL DESCRIPTION

Lot 2, District Lot 123, Group 2, N.W.D., Plan LMP 16651
PID: 018-763-375

ZONING

M-3 (Heavy Industrial)

A copy of the zoning bylaw is available upon request

PROPERTY FEATURES

AVAILABILITY

AUGUST 1, 2026

OR POSSIBLY SOONER WITH NOTICE

**FIRST CLASS A/C
OFFICE FINISHING**

**MULTIPLE ACCESS
POINTS**

**APPROX. 20'
CLEAR CEILINGS**

FULLY SPRINKLERED

**VISIBILITY TO GOLDEN
EARS WAY**

**STEEL FRAME
CONSTRUCTION**

**GRADE LOADING X 3
(20' X 16' DOORS)**

**PAVED AND
FENCED YARD**

AVAILABLE AREAS

MEZZANINE OFFICE	2,440 SF*
MAIN FLOOR SHOP	15,068 SF
MEZZANINE	487 SF
TOTAL BUILDING AREA	17,995 SF
COVERED STORAGE	6,583 SF
EXCESS YARD	35,000 SF

**potential to increase to 5,042 SF*

LEASE RATES

BUILDING AREA RATE:	\$18.95 PSF Net
COVERED STORAGE AREA RATE:	\$8.00 PSF Net
EXCESS YARD AREA RATE:	\$3.95 PSF Net

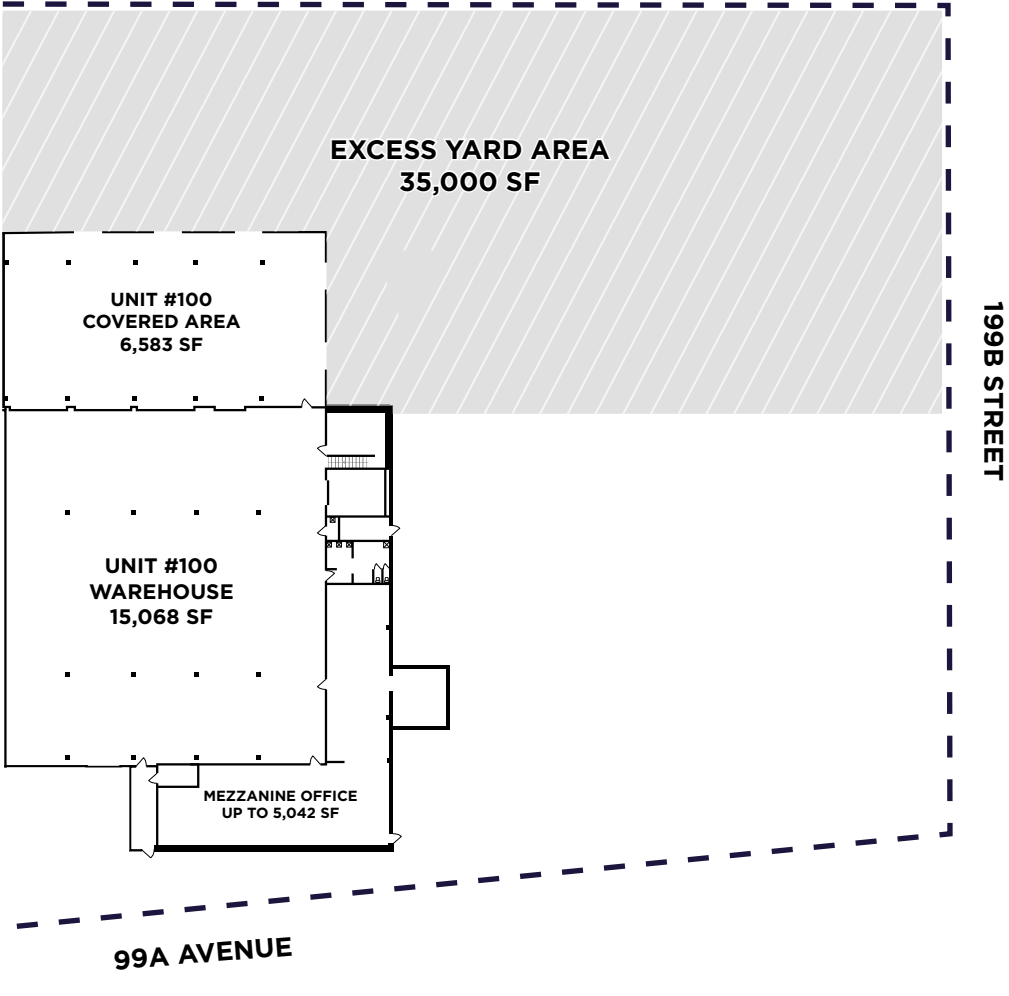
ESTIMATED ADDITIONAL RENTS (2026)

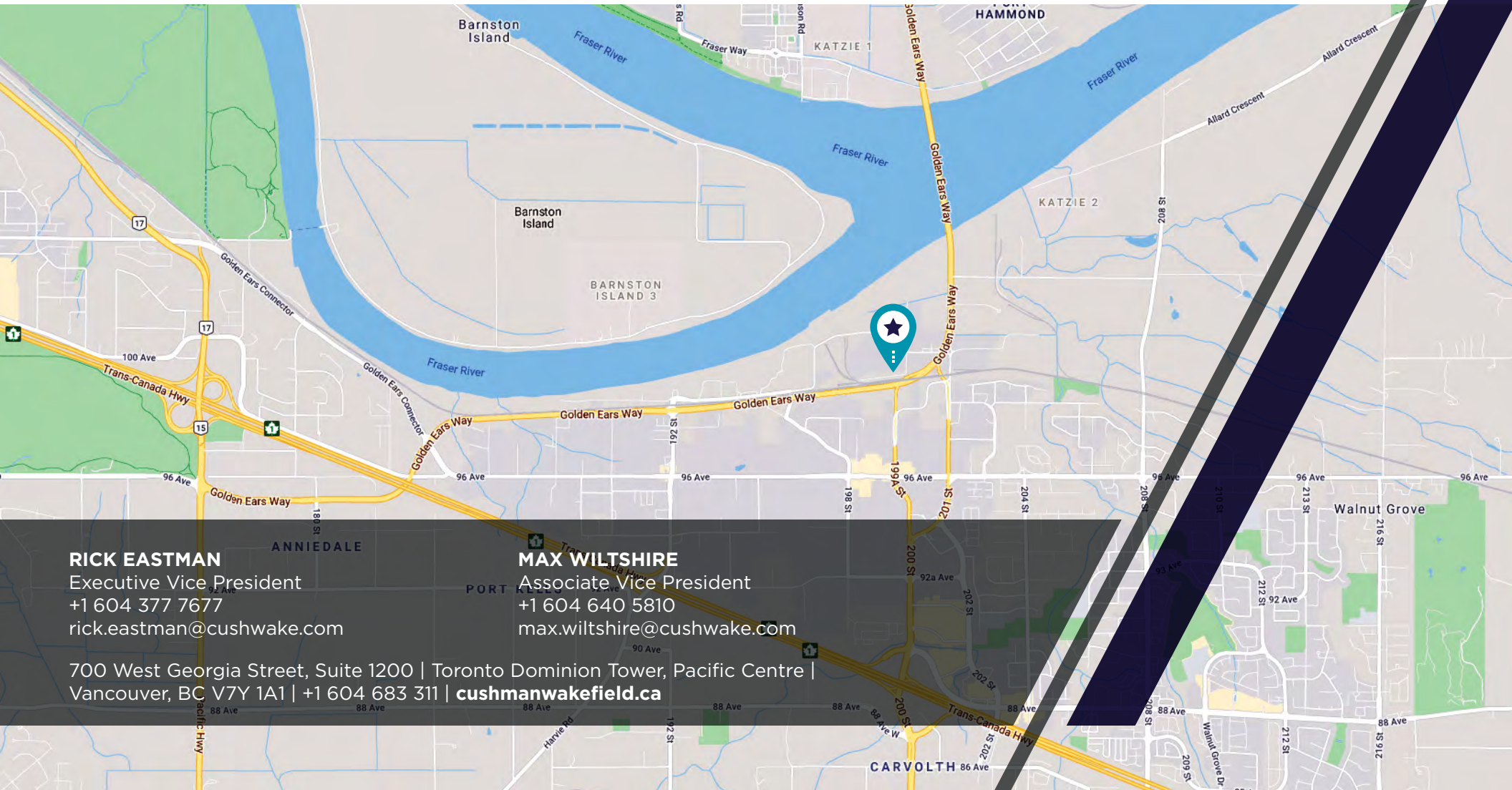
BUILDING:	\$5.00 PSF
EXCESS YARD AREA:	\$0.75 PSF

INTERIOR PHOTOGRAPHY



PROPERTY SITE PLAN





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