

PORT KELLS / NORTHWEST LANGLEY INDUSTRIAL AREA



**9975 199B STREET
LANGLEY, BC**

FOR LEASE - 17,995 SF PLUS 35,000 SF EXCESS YARD

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



AVAILABLE AREAS

MEZZANINE OFFICE:	2,440 SF (potential to increase to 5,042)
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MAIN FLOOR SHOP:	15,068 SF
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MEZZANINE:	487 SF
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TOTAL BUILDING AREA:	17,995 SF
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COVERED STORAGE:	6,583 SF
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EXCESS YARD:	35,000 SF
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LEASE RATES

BUILDING AREAS:	\$19.95 PSF NET
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COVERED STORAGE:	\$10.00 PSF NET
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EXCESS YARD (35,000 SF):	\$4.50 PSF NET
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ADDITIONAL RENT (2025)

Building: \$5.00 PSF

Yard: \$0.75 PSF

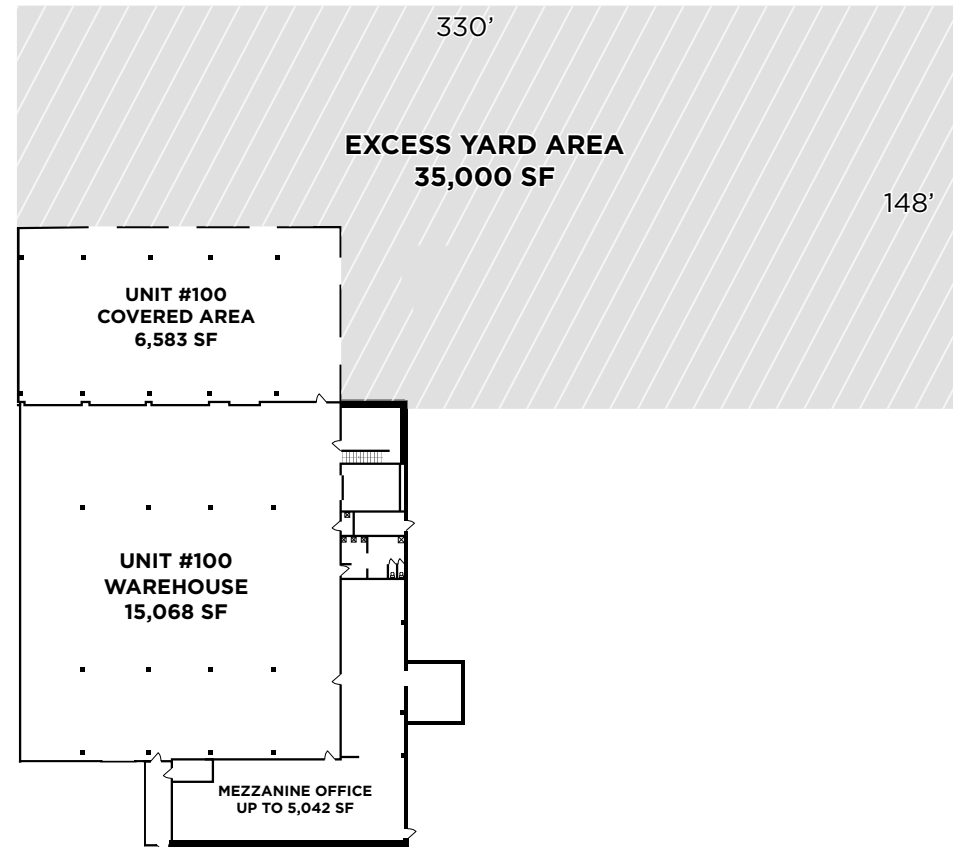
AVAILABILITY

August 1, 2026 or possibly sooner with notice

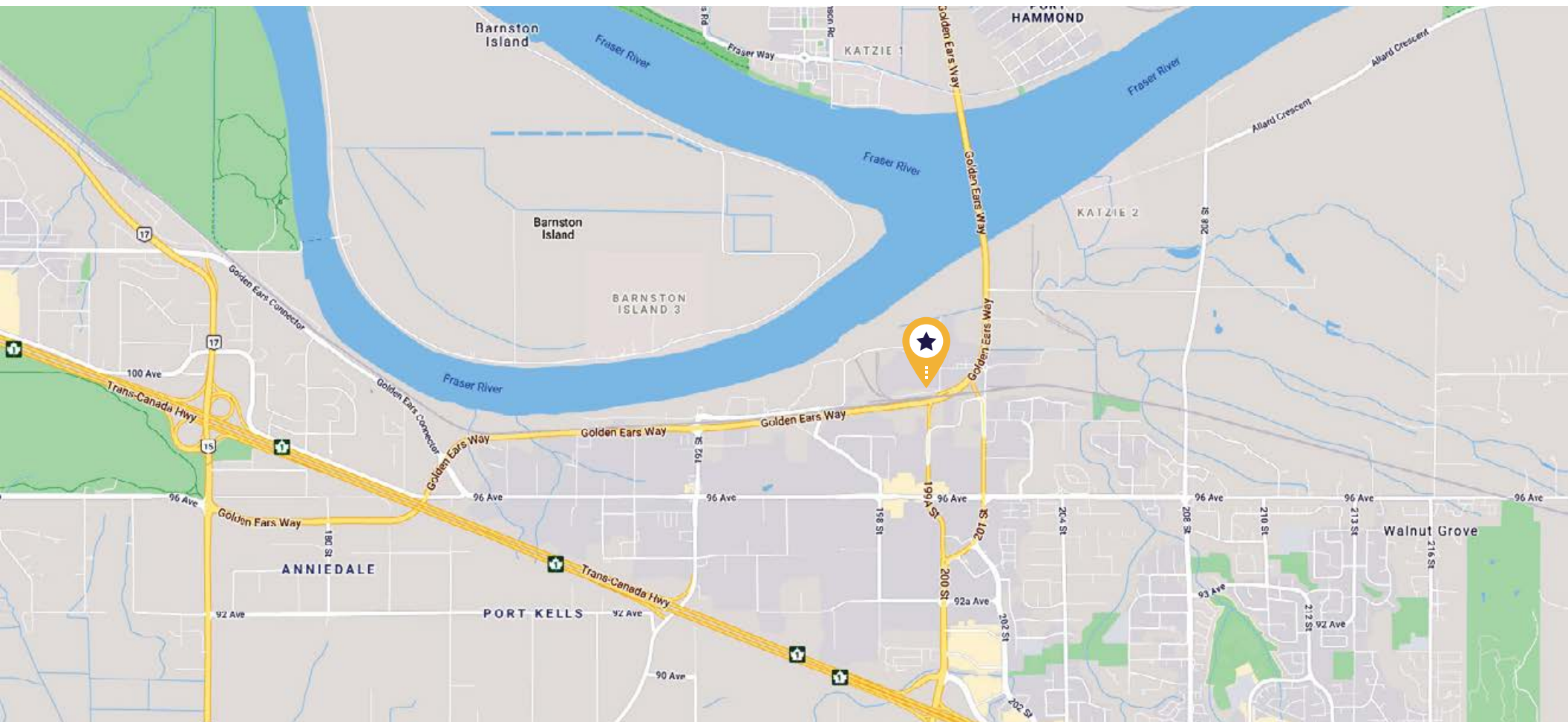
BUILDING FEATURES

- Steel frame construction
- Up to 28' clear ceilings
- Radiant heat
- 600V 3-phase electrical
- Grade loading (20' x 16' doors)
- First class A/C office finishing
- Fully sprinklered
- Paved and fenced yard
- Multiple access points
- Visibility to Golden Ears Way





SITE PLAN



CONTACT

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