

FOR SUBLEASE

UNITS 19 & 20

19880 96 AVENUE, LANGLEY

FRONT



- 4,620 SF drive through warehouse with small yard
- Truck repair permitted

REAR



UNITS 19 & 20, 19880 96 AVENUE, LANGLEY

PROPERTY SUMMARY

Feature	Details
Total Area (SF)	4,620
Clear Ceiling Height (ft)	20
Loading	4 grade level (Drive through)
Power	3 phase
Construction Type	Concrete
Zoning	M-1A - Service Industrial Zone
Availability	Immediately
Net Rent	\$7,800.00
Additional Rent including Yard	\$4,900.00
Total Monthly Rent	\$12,700.00

LOCATION & CONNECTIVITY

Located in the heart of Port Kells, 19880 96 Avenue offers prime exposure along a major arterial route and sits at the center of one of Metro Vancouver's most coveted industrial nodes. With direct access to Highway 1, Golden Ears Way, and Highway 15, the site supports efficient regional and cross-border logistics. Tenants benefit from proximity to Carvolth Exchange, a major transit hub, and nearby amenities including Browns Socialhouse, Holiday Inn Express, and a range of industrial services.

LEGAL DESCRIPTION

- Unit 19 - STRATA LOT 19 SECTION 34 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN NW2551
- Unit 20 - STRATA LOT 20 SECTION 34 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN NW2551



DRIVE TIMES

- Highway 1 (Trans-Canada Highway) – 3 minutes
- Golden Ears Bridge / Way – 5 minutes
- Pacific Border Crossing (U.S. Access) – 25 minutes
- Delta Port (Container Terminal) – 40 minutes
- Vancouver International Airport (YVR) – 45 minutes

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