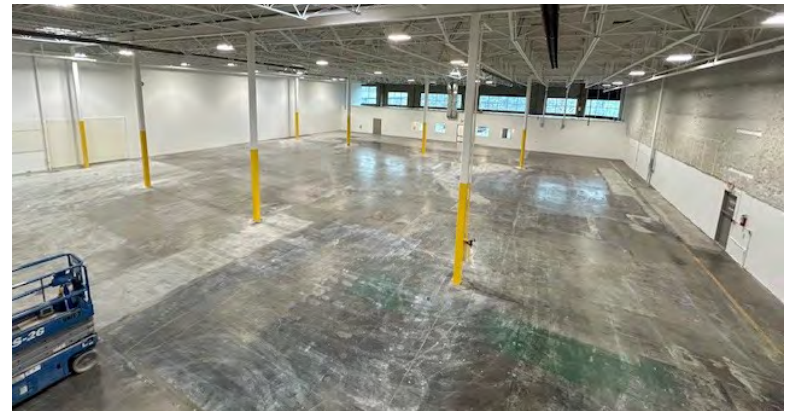




**CUSHMAN &
WAKEFIELD**

**FOR LEASE
UNIT 103
9850 201 Street
LANGLEY, BC**

OFFICE UPDATES COMPLETED



For more information, please contact:

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cushmanwakefield.com

LOCATION

The subject property is ideally situated in the Port Kells/NW Langley industrial area, within minutes of the Trans-Canada Highway, Golden Ears Bridge and Port Mann Bridge. The location provides excellent access to all Lower Mainland submarkets and the Canada/US border.

OFFICE FEATURES

- Three (3) private offices
- Two (2) washrooms
- Kitchen/lunchroom
- Open plan office
- Rooftop HVAC system

WAREHOUSE FEATURES

- Two (2) washrooms
- 28' clear height
- Power: 400 amp / 208 volt / 3-phase
- Radiant tube heating
- Dock & grade loading at rear
- Mezzanine storage area at rear (Landlord will partially remove to suit tenant)

UNIT SIZE

Main Floor Office	2,309 SF
Warehouse	19,640 SF
Total Main Floor	21,949 SF
Mezzanine	1,687 SF to 5,868 SF
Total Area	23,636 SF to 27, 817 SF

ZONING

M-1A

ADDITIONAL RENT

\$8.25 PSF (est. 2026)

LEASE RATE

\$18.95 PSF, Net

OCCUPANCY

Immediate

