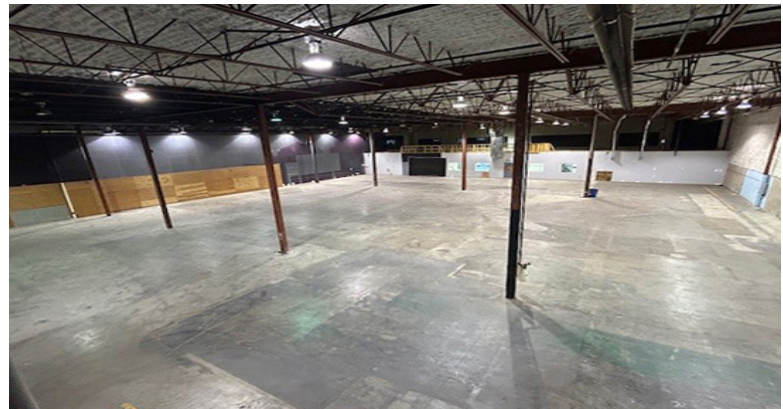




**CUSHMAN &
WAKEFIELD**

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



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

UNIT SIZE

Main Floor Office	2,309 SF
Warehouse	19,640 SF
Total Main Floor	21,949 SF
Mezzanine	5,868 SF
Total Area	27, 817 SF

ZONING

M-1A

ADDITIONAL RENT

\$8.25 PSF (est. 2026)

LEASE RATE

\$19.95 PSF, Net

OCCUPANCY

April 1, 2026 or sooner on agreement

