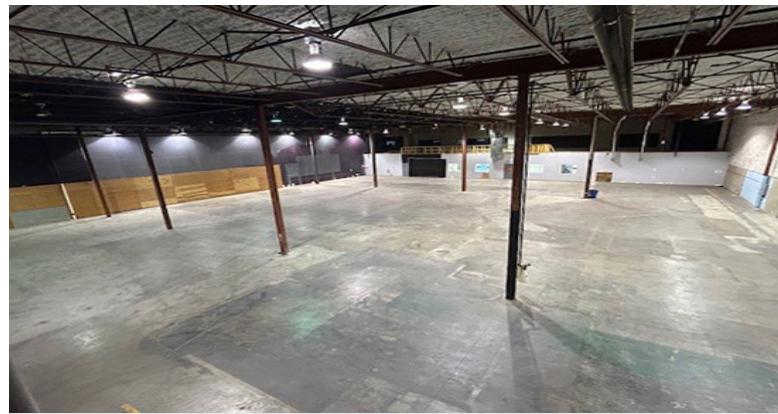




**FOR LEASE
UNIT 103
9850 201 Street
LANGLEY, BC**



For more information, please contact:

Eric Rice
Vice President
Industrial Sales & Leasing
+1 604 640 5877
eric.rice@cushwake.com

Rick Eastman
Personal Real Estate Corporation
Executive Vice President, Industrial
+1 604 640 5863
rick.eastman@ca.cushwake.com

Suite 1200 - 700 West Georgia St.
PO Box 10023, Pacific Centre
Vancouver, BC V7Y 1A1
+1 604 683 3111 | +1 877 788 3111
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

