

FOR SUBLEASE

# 19670 LANDMARK WAY

UNIT 202 | LANGLEY, BC

\$18.95 PSF, NET



2,390 SF



## LOCATION

The subject property is located on the south side of Landmark Way west of Fraser Highway and the Langley ByPass. The local area is in very close vicinity to the bustling Langley City streets and numerous amenities including Willowbrook Centre.

## OPPORTUNITY

Functional industrial units for a wide variety of industrial businesses.

## ZONING

I-1 (Light Industrial Zone) zoning allows for a wide array of industrial uses such as warehousing, storage, manufacturing, distribution, service uses and more. A copy of the zoning bylaws can be made available.

## AVAILABLE AREAS

### Unit 201

Warehouse	3,011 SF
Main Floor Office	
Main Floor Total	4,139 SF
Mezzanine	28 SF
Second Floor Office	906 SF
<b>TOTAL AVAILABLE AREA</b>	<b>5,073 SF</b>

\* Sizes are approximated, tenant to verify

- Well-appointed offices on both floors with air-conditioning
- Modern LED lighting
- Forced air gas warehouse heaters
- Modern kitchenette & lunchroom
- Minimum 16'3" ceilings in warehouse
- One (1) 12' X 12' front grade loading door
- Multiple washrooms
- Alarm system

### Unit 202

Warehouse	1,918 SF
Main Floor Office	273 SF
Main Floor Total	2,103 SF
Second Floor Office	287 SF
<b>TOTAL AVAILABLE AREA</b>	<b>2,390 SF</b>

\* Sizes are approximated, tenant to verify

- Minimum 16'3" ceilings in warehouse
- Modern LED lighting
- Forced air gas warehouse heaters
- One (1) 10'X12' front grade loading doors
- Small offices on each floor
- Alarmed

## BASIC LEASE RATE

\$18.95 per square foot, per annum, plus GST

## ADDITIONAL RENT (2026)

Estimated at \$7.64 PSF, per annum, plus GST

## AVAILABILITY

Immediately

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