



FOR LEASE: 10167 199B STREET, LANGLEY BC

**+/- 29,000 SF WAREHOUSE |
16,000 SF EXCESS YARD**



**CUSHMAN &
WAKEFIELD**

FOR LEASE

10167 199B STREET, LANGLEY BC

30,675 SF | 2.00 ACRES



Location

The subject property is located within the Port Kells industrial area of Langley. The property is a strategic location for logistics, manufacturing and warehousing. The property has a favorable M-3 heavy industrial zoning, allowing for a wide variety of tenants and uses. The property is immediately accessible via Golden Ears Bridge, 200th St and Highway #1, with excellent access to the surrounding markets of Langley, Surrey, Maple Ridge and Abbotsford.



MAX WILTSHIRE

Personal Real Estate Corporation

+1 604 690 2658

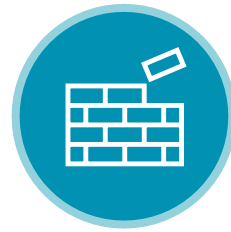
max.wiltshire@cushwake.com



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- 1,763 SF Ground Floor Office
- 1,763 SF Mezzanine Office
- 5 private offices, 4 open format
- Ground floor kitchen/lunchroom/boardroom
- M+F washrooms up and down



- Warehouse ceiling height: 25' clear
- Warehouse area: 28,912 SF
- 7 dock doors at rear of warehouse
- 4 grade doors (1 at rear, 3 on side)



- Excess yard area: 16,000 SF
- Power Supply: 400A power
- In-place professional street front signage
- Available September 1st, 2026

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Property Features

Address:	10167 199B Street, Langley BC
Excess Yard Area:	16,000 SF
Parking:	30 off-street parking stalls
Zoning:	M3 Heavy Industrial Zone
Lot Size:	2.00 Acres
Year Built:	1997
Property Taxes (2026):	\$160,000
Additional Rent (2026):	\$5.50/SF



Warehouse Features

Size:	28,912 SF
Ceiling Height:	25' Clear
Grade Loading Doors:	3 at side, 1 at rear
Dock Loading Doors:	7
Washrooms:	2



Office Features

Size:	3,526 SF
Private Offices:	5
Common Offices	8
Amenities	Front reception, showroom area
Washrooms	4



Asking Rates:

Building:	\$19.95/SF
Excess Yard Area:	\$3.75/SF
Management Fee	3%



AVAILABLE SEPTEMBER 2026

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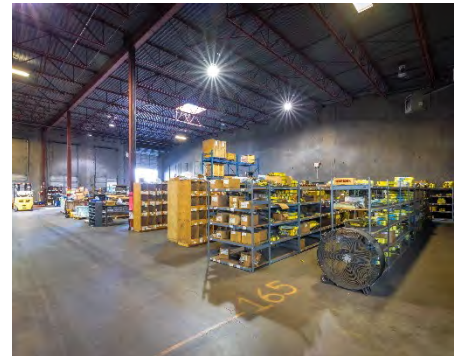
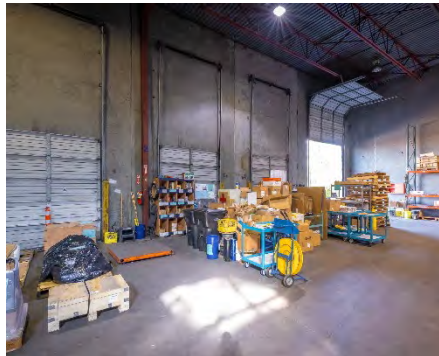
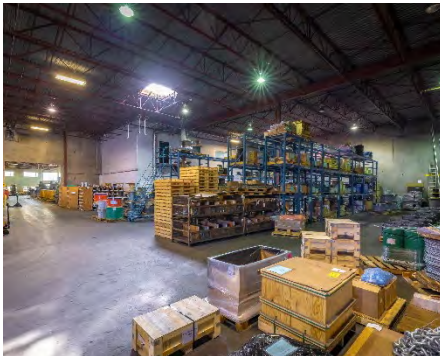
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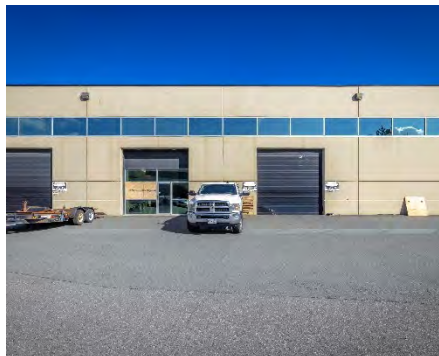
Office



Warehouse



Ground Exterior



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