CUSHMAN & WAKEFIELD

FOR LEASE

BUILDING 200
20351 DUNCAN WAY
LANGLEY, BC



9,280 SF BUILDING &
6,014 SF YARD

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20351 DUNCAN WAY
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LOCATION

The subject property is located on the west side of Duncan Way (underneath the 204th Street Overpass) in between Logan Avenue 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 unit 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

BUILDING 200

Main Floor Office	1,536 SF
Warehouse	7,744 SF
TOTAL BUILDING AREA	**9,280 SF**
FENCED YARD AREA adjacent to building	6,014 SF

BASIC LEASE RATE

$21.50 per square foot, net, per annum, plus GST.

ADDITIONAL RENT (2026)

Approximately $7.56 per square foot, per annum, plus GST based on the Building Area.

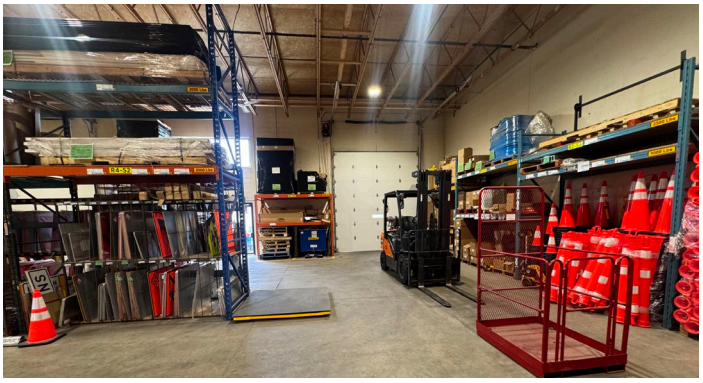
BUILDING FEATURES

- Approximately 18’ 3” ceilings in warehouse
- LED & fluorescent lighting
- Forced air gas warehouse heaters
- Ceiling fans
- Four (4) 12’X14’ front grade loading doors
- 3 Phase Power Service (200A/600V)
- Well-finished front office area serviced with HVAC system
- Alarmed
- Three (3) washrooms
- Mezzanine storage and rooms
- Ample onsite parking

AVAILABILITY

Immediate





KEVIN VOLZ
Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@cushwake.com

ERIC RICE
Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5877
eric.rice@cushwake.com

ANDREW GREEN
Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5800
andrew.green@cushwake.com

700 W. Georgia Street | Suite 1200
Toronto Dominion Tower
Vancouver, BC V7Y 1A1
cushmanwakefield.com

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