

# FOR LEASE

**BUILDING 200  
20351 DUNCAN WAY  
LANGLEY, BC**



**9,280 SF BUILDING &  
6,014 SF YARD**

# FOR LEASE 20351 DUNCAN WAY

LANGLEY, BC



## 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
- Well-finished front office area serviced with HVAC system
- Alarmed
- Three (3) washrooms
- Mezzanine storage and rooms
- Ample onsite parking

## AVAILABILITY

October 1, 2026



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