



- ▶ **Small Bay Warehouse Unit**
- ▶ **Convenient Location**
- ▶ **High Exposure**
- ▶ **Desirable Langley City Area**

Location

Conveniently situated in the City of Langley, these industrial Warehouse units are just North of Langley Bypass on 196th Street. There is an abundance of amenities in close proximity to the subject properties including Willowbrook Mall, Valley Centre, Shopping Mall and various big box retailers.

Highlights

- ▶ Easily accessed via Fraser Highway & 196th Street
- ▶ Grade loading
- ▶ Ample parking
- ▶ 14' ceilings

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Features

- ▶ Central location
- ▶ High exposure to 196th Street over pass
- ▶ 14' ceilings
- ▶ Grade loading
- ▶ Forced-air heating units
- ▶ Concrete block construction
- ▶ Proximity to Willowbrook Mall
- ▶ Washroom

Available Space

Unit	Warehouse	Office/ Showroom	Total Area	Total Lease Cost
6068	950 SF	LEASED	950 SF	\$1,530.30/month
6080	1,000 SF	–	1,000 SF	\$1,634.17/month
6084	1,000 SF	-	1,000 SF	\$1,634.17/month

Taxes & Operating Costs (2020)

\$6.11 PSF per annum

Zoning

C2 (Service Commercial). A full copy of bylaw will be furnished upon request.



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