

For Lease | Industrial

**CBRE**

UNITS #104 and #111

# 20530 Langley Bypass

Langley, BC

High-Exposure Warehouse Units Along the Langley Bypass



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## The Opportunity

CBRE Limited is pleased to present the opportunity to lease two well-appointed warehouse units along the highly traveled Langley Bypass. These versatile spaces offer flexible zoning, exceptional visibility, generous on-site parking, and a bright, efficient open layout. Situated in a convenient, amenity-rich corridor, the property provides seamless access to daily necessities and major transportation routes, an ideal setting for businesses seeking exposure, accessibility, and functional design.

## Salient Details

### Available Area

Unit 104- 1,765 SF

Unit 111 - 1,760 SF

### Basic Lease Rate

\$23.50 PSF

### Additional Rent

\$8.96 PSF (2026 Estimate)

### Management Fee

5% of Gross Rent

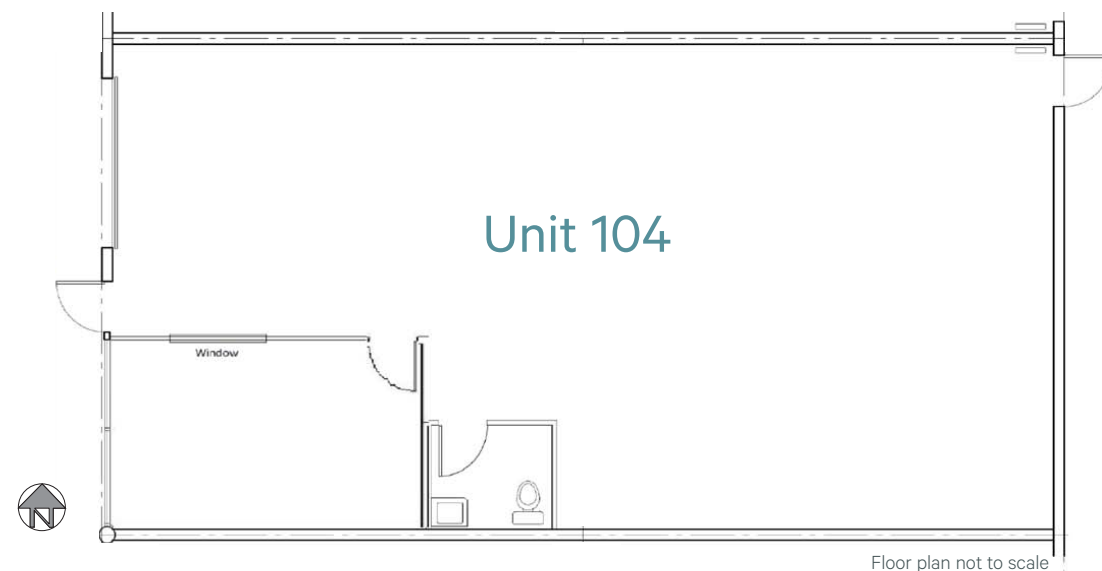
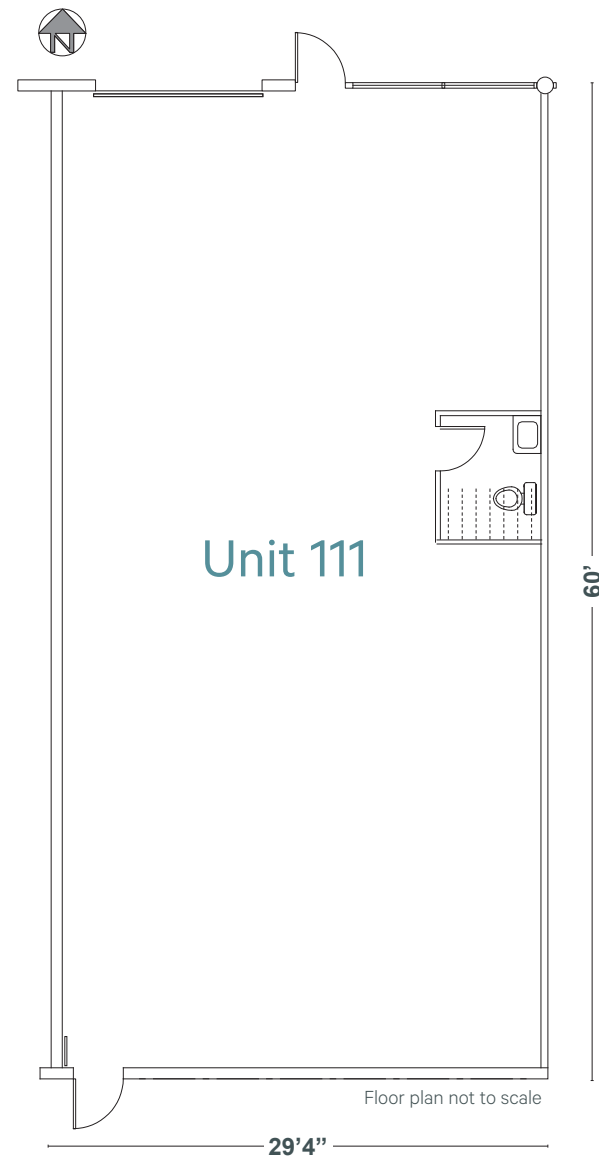
### Availability

Unit 104: July 1, 2026

Unit 111: Flexible

### Zoning

C2 (Service Commercial) allows for a wide range of service commercial uses such as equipment sales and rentals, indoor recreation, and much more



## Unit Highlights



17' clear ceiling height



1 grade loading door per unit



70 Amps 208V Power per unit



New lighting



2 reserved parking stalls per unit and ample visitor



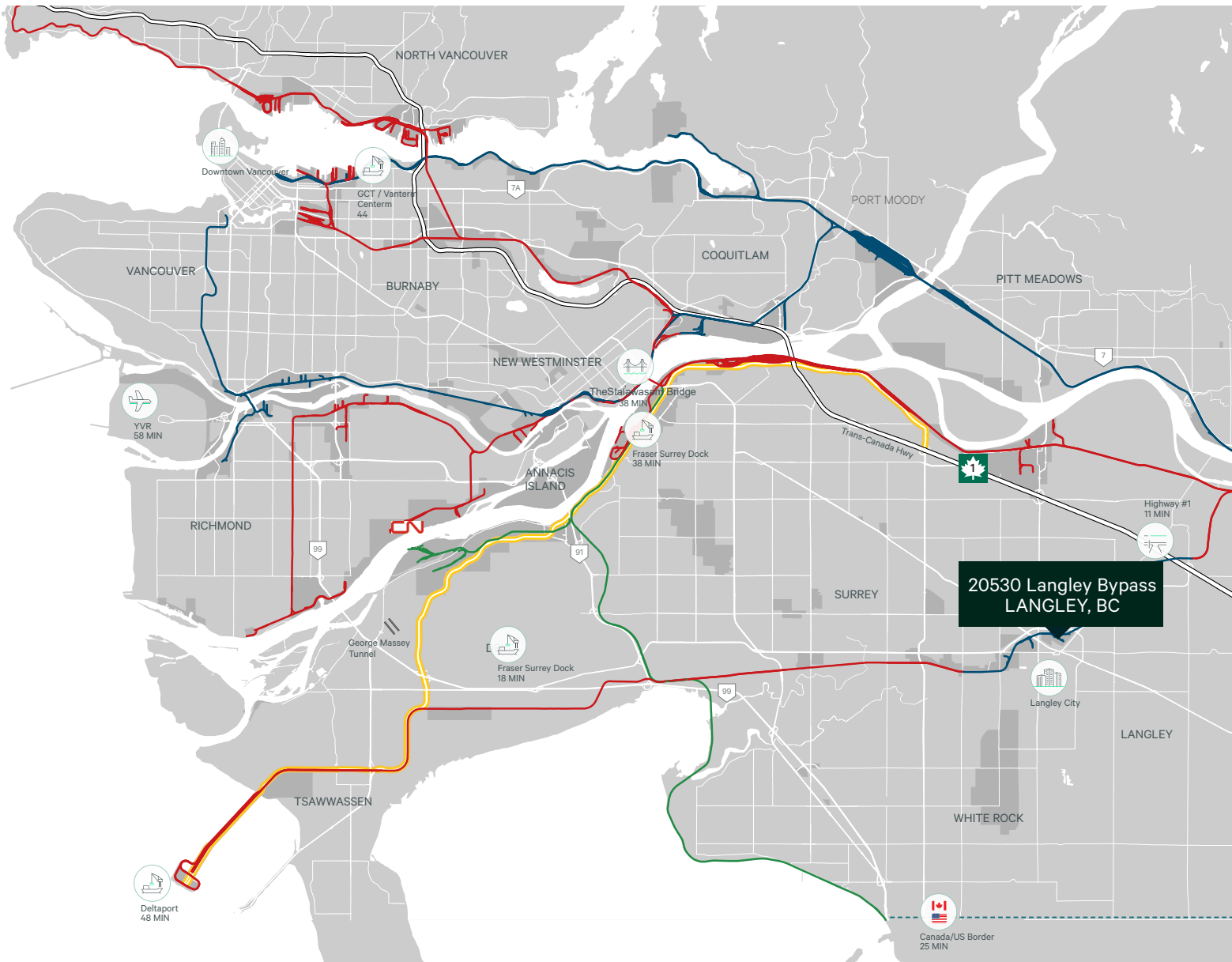
Pylon signage available at \$150 per month

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The property is ideally located in Langley City, situated between 200th and Glover Road. This site features convenient access to the Fraser Highway, Cloverdale and 200th Street. Organizations will benefit from an ample variety of amenities and transit options within close proximity.



## Contact

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