

UNIT #110

20530 Langley Bypass

Langley, BC



HIGH EXPOSURE 1,760 SF WAREHOUSE UNIT ALONG THE LANGLEY BYPASS

Contact

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The Opportunity

CBRE Limited is excited to offer for lease a 1.760 SF warehouse unit on the Langley Bypass.

This unit features flexible zoning, high visibility, plenty of parking and an efficient open layout. Located in a convenient area with numerous amenities.

Salient Details

Available Area

1,760 SF

Basic Lease Rate

\$21.00 PSF / Annum

Additional Rent

\$8.35 PSF (2025 Estimate)

Management Fee

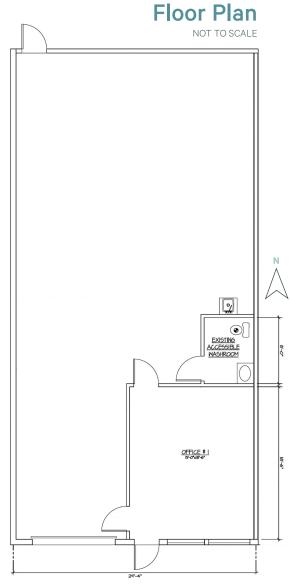
5% of Gross Rent

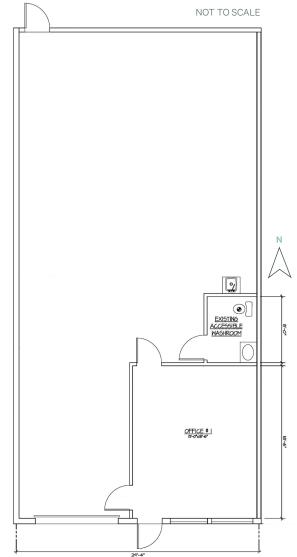
Zoning

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

Available

Immediately















Highlights



17' Clear Ceiling Height



Lighting



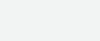
1 Grade Loading Door



2 Reserved Parking Stalls and Ample Visitor



70 Amps 208V Power

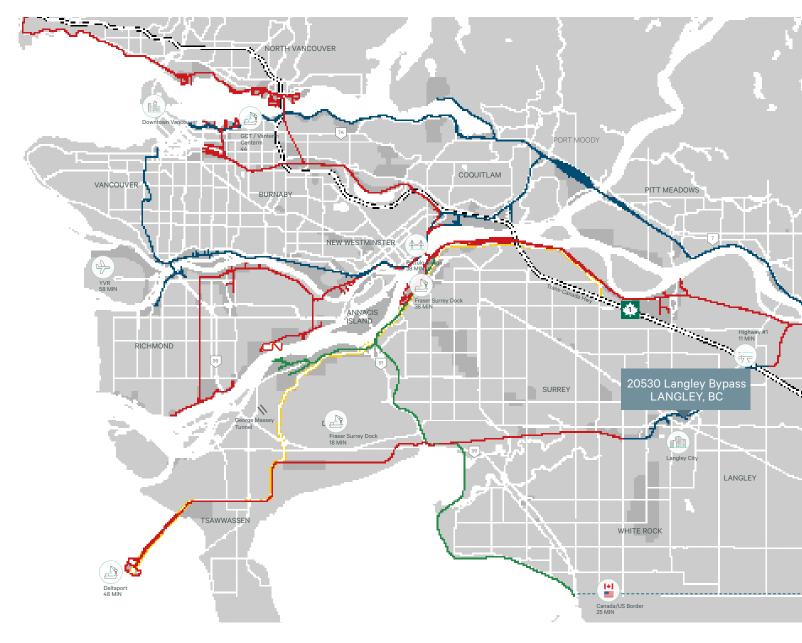


Pylon Signage Available at \$150 per Month

For Lease | Industrial

Location

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.



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