

For Lease | Industrial

CBRE

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.

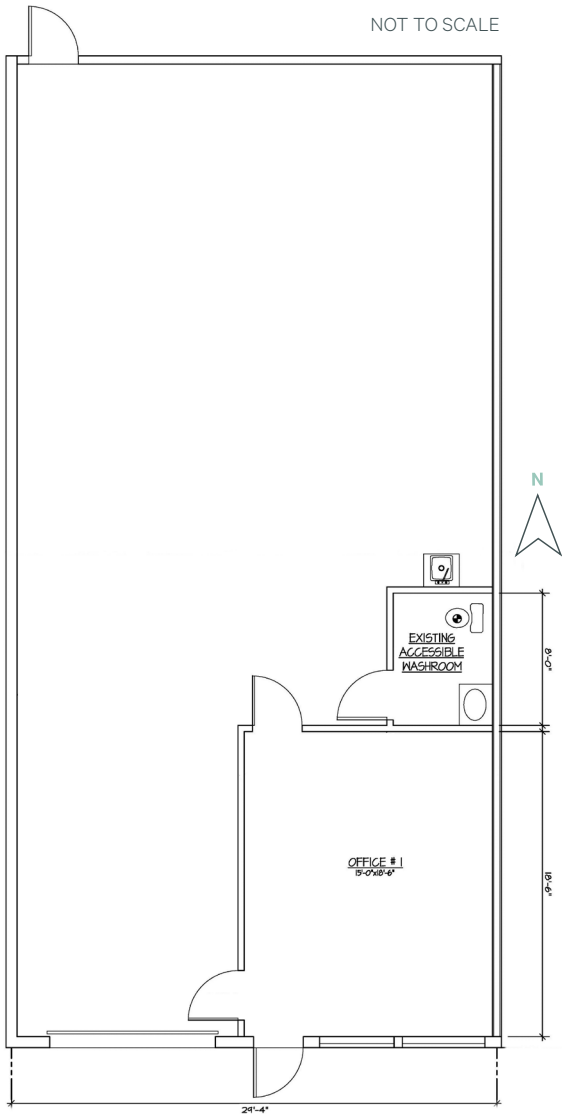
This unit features flexible zoning, high visibility, plenty of parking and an efficient open layout. Located in a convenient area with numerous amenities.

Salient Details

Available Area	Zoning
1,760 SF	C2 (Service Commercial) allows for a wide range of service commercial uses such equipment sales and rentals, indoor recreation, and much more
Basic Lease Rate	
\$21.00 PSF / Annum	
Additional Rent	
\$8.35 PSF (2025 Estimate)	
Management Fee	Available
5% of Gross Rent	Immediately

Floor Plan

NOT TO SCALE



Highlights



17' Clear
Ceiling Height



1 Grade
Loading Door



70 Amps
208V Power



New
Lighting



2 Reserved Parking Stalls
and Ample Visitor



Pylon Signage Available
at \$150 per Month

Map showing travel routes and times from 20530 Langley Bypass, Langley, BC to various locations:

- Downtown Vancouver
- GCT / Vanair Centerm 44
- YVR 58 MIN
- Richmond
- George Massey Tunnel
- Fraser Surrey Dock 18 MIN
- Fraser Surrey Dock 38 MIN
- Pacific Bridge 36 MIN
- New Westminster
- Burnaby
- Coquitlam
- Port Moody
- Pitt Meadows
- Surrey
- Langley City
- White Rock
- Tsaawwassen
- 20530 Langley Bypass LANGLEY, BC
- Canada/US Border 25 MIN

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