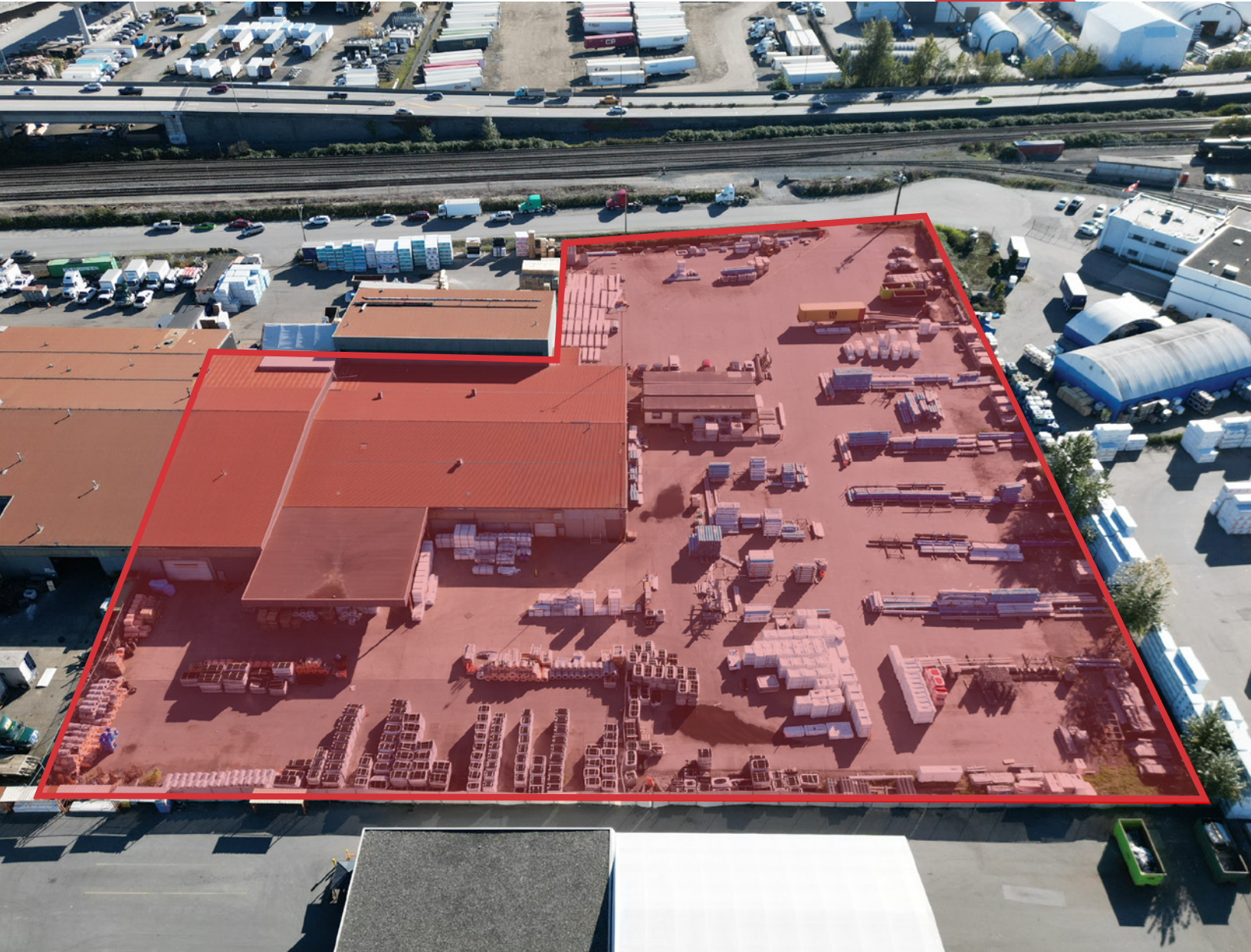




#110/120 - 9975 199B St | Langley, BC

FOR SUBLEASE

Warehouse with nearly 3 acres of fenced/paved yard

Quick access to Hwy 1, Hwy 17, and the Golden Ears Bridge. Heavy-industrial, steel-frame warehouse featuring nearly 3 acres of fenced and paved yard, nine grade-level overhead doors, heavy power, radiant heat, and full sprinklers. The existing lease term runs to 2029 with an additional five-year renewal option.

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#110/120 - 9975 199B Street

Langley, BC

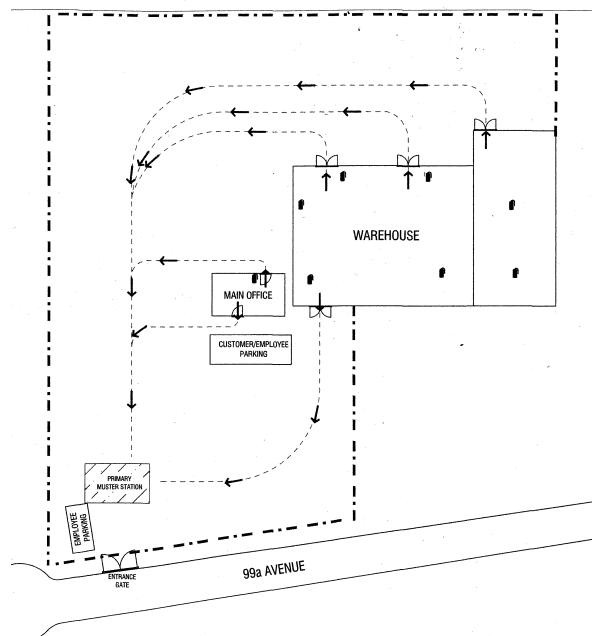
Property Details

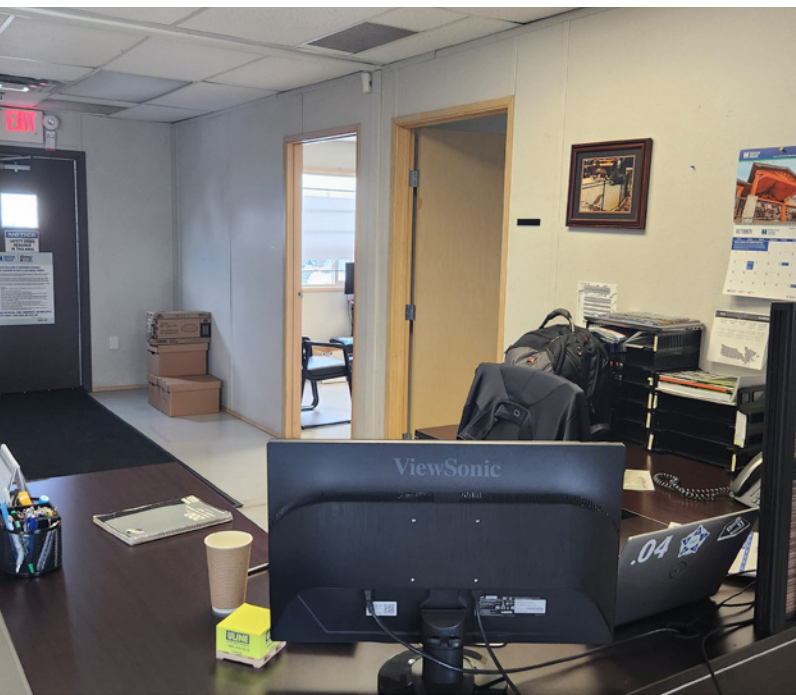
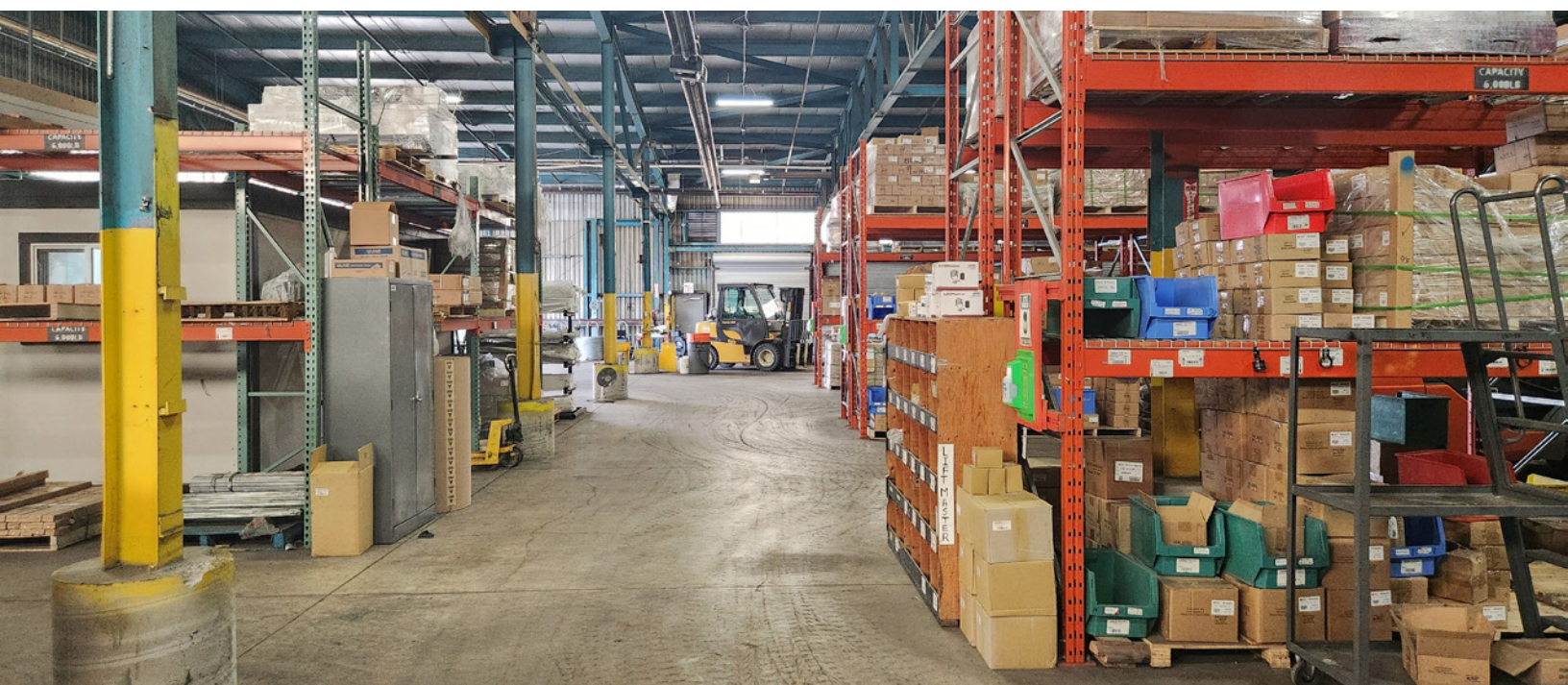
Location:	In the heart of Port Kells with quick access to Hwy 1, Hwy 17, and the Golden Ears Bridge		
Size:	Warehouse/Office: 32,461 SF Yard: 128,420 SF Covered yard: 3,200 SF		
Lease Rate:		\$/SF	Monthly
	Base Rent - Warehouse/Office	\$19.00	\$51,396.58
	Base Rent - Yard	\$4.60	\$49,227.67
	Additional Rent - Warehouse/Office	\$5.20	\$14,066.43
	Additional Rent - Yard	\$0.90	\$9,631.50
	Monthly Gross Rent		\$124,322.28
	GST		\$6,216.11
	Total Monthly Gross		\$130,538.29*
	<i>*PLUS 2.5% management fee of basic rent.</i>		
Zoning:	M-3 (Heavy manufacturing, chemical processing, metal works, foundries, large-scale fabrication, bulk storage of hazardous materials, recycling yards, heavy machinery repair, construction and contractor yards, asphalt and concrete plants, utilities and service installations, freight depots)		

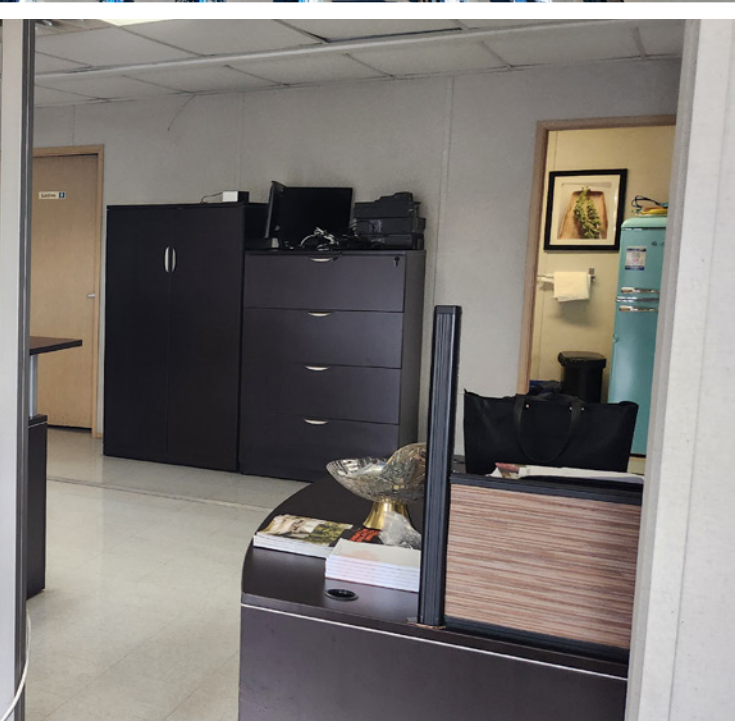
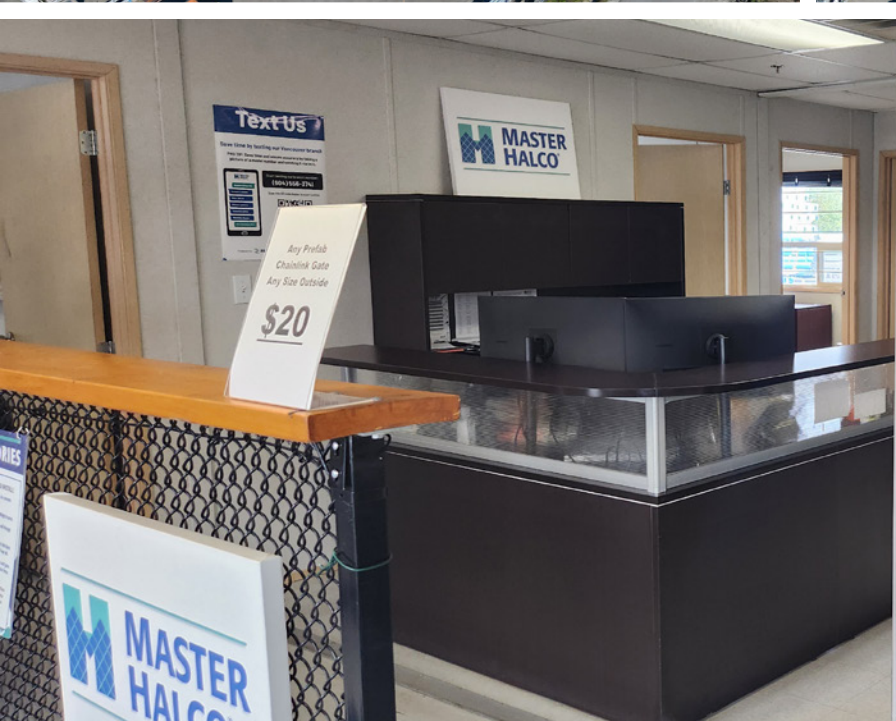
Property Highlights

- ▶ Paved and fenced yard
- ▶ Fully sprinklered
- ▶ New LED lights in the yard area
- ▶ Ceiling clearance 14'9" – 15'6"
- ▶ Radiant heating
- ▶ 600 Volt 3 phase power
- ▶ Grade loading
 - 3 - 22' x 11'6"
 - 1 - 20' x 20'
 - 1 - 20' x 12'
 - 4 - 11'x10'

Floor Plan









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