

Unit 104

19975 56 Avenue

Langley, BC

Modern High-Exposure Light Industrial Unit in Langley City



Contact

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The Opportunity

CBRE is pleased to present a modern high-exposure industrial unit at Link 200 located at the corner of 200 Street and 56 Avenue in the heart of Langley. The street facing unit is in shell condition with one handicap accessible washroom, an enclosed mezzanine, one grade loading door, EV charging, and ready for improvements to suit.

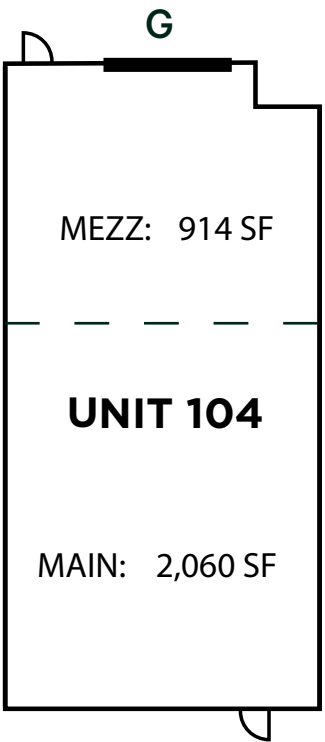
Space Features

-  4 parking stalls
-  28' ceilings
-  1 grade loading door
-  Concrete tilt-up construction
-  Ample glazing
-  Rough-in EV chargers
-  100 Amp 3-phase power
-  ESFR Sprinklers

Permitted Uses Under I-1 Zoning

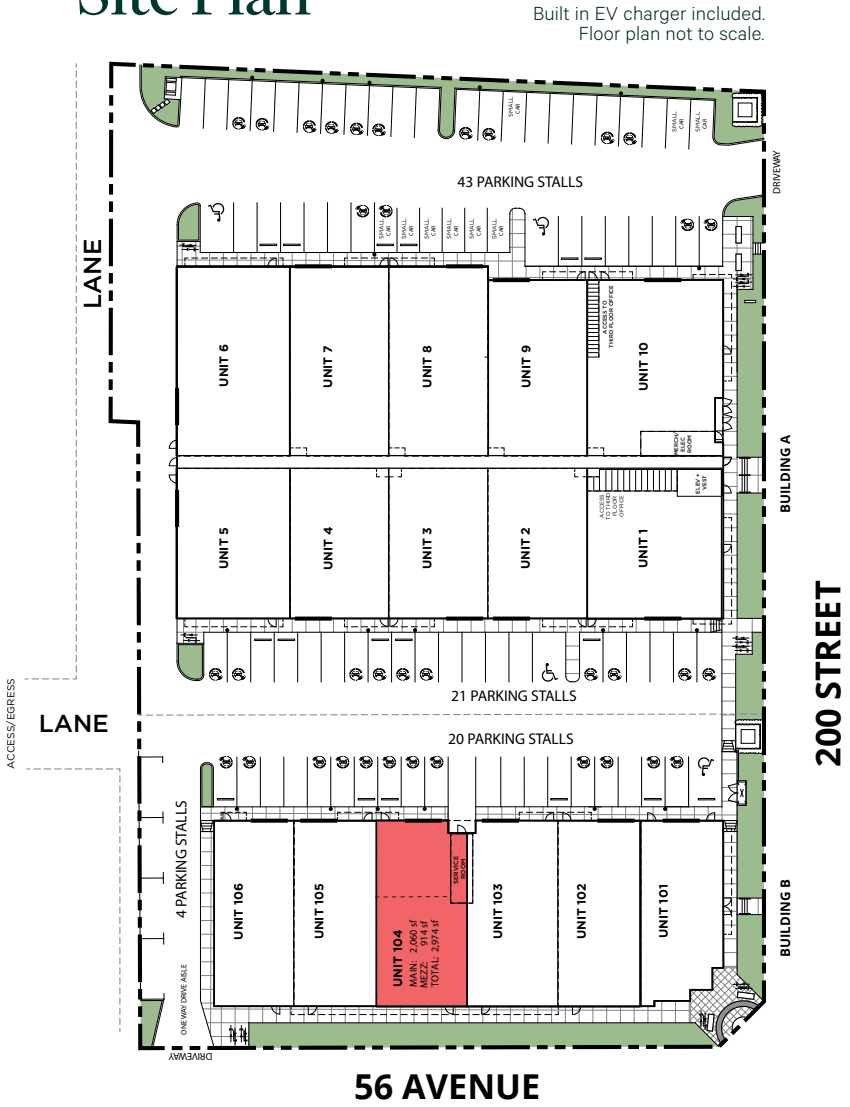
Light Industrial, Workshop, Warehouse, Automotive Service, Buiiling Supply Store, Indoor Recreation Facilities, Technology Industries, Laboratory, Production Studio, Telephone Call Centre, General Office and Caretaker's Dwelling Unit.

Floor Plan



G = Grade loading door
Floor plan not to scale

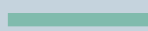
Site Plan



The Location

The property is situated in the heart of Langley City, providing endless access to anywhere across the Lower Mainland. Langley has become a business hub facilitating all types of business activity with the most active industrial and service commercial land bases. The location benefits from quick and easy access to Langley City, Cloverdale, Campbell Heights, and Port Kells.

Drive Times in minutes



16

to Highway #1

5

to Langley City

9

to Cloverdale

12

to Campbell Heights

15

to Port Kells

LANGLEY CITY CENTRE

Fraser Highway

200 Street

56 Avenue

Annual Average Daily Traffic Count

18,845

56 Avenue and 200 Street

28,748

Langley Bypass and Fraser Highway

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