

FOR LEASE

28,340 SF

Free-standing
Warehouse
& Office

19689 Telegraph Trail | Langley

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Colliers

Opportunity

Colliers is pleased to present an opportunity to lease a highly sought-after freestanding industrial facility with two road frontages in the desirable Port Kells Industrial area. The 28,340 SF building sits on 1.08 acres and has recently had a 5,210 SF warehouse expansion (2022).

Location

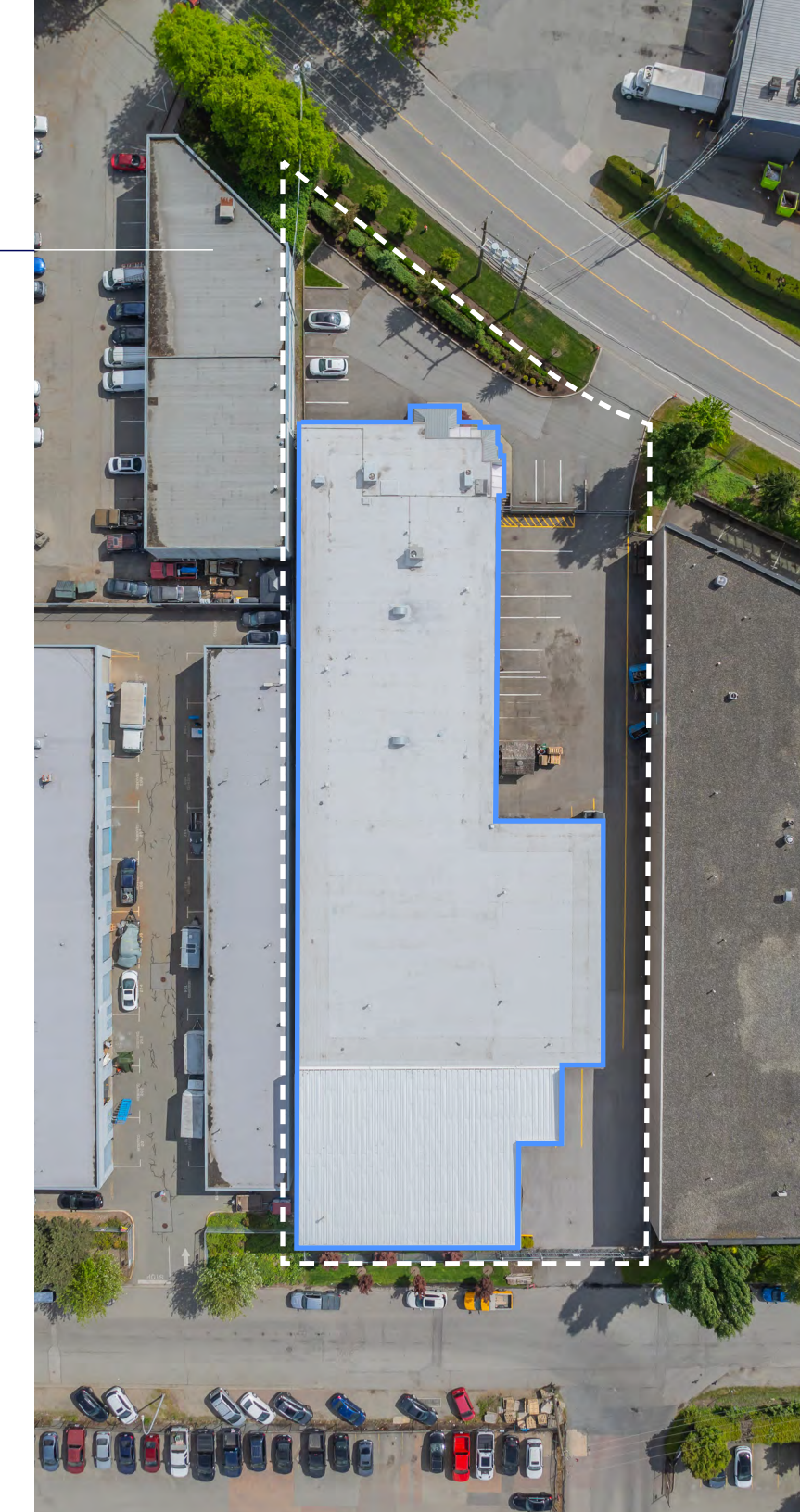
Located in the heart of Port Kells/ Northwest Langley Industrial area, the subject property is located on Telegraph Trail just north of 96th Avenue, the major east-west thoroughfare in the area. The Port Kells/Northwest Langley Industrial area is the most desirable and rapidly expanding industrial area in the Lower Mainland with convenient access to all major arterials including the Trans-Canada Highway (Highway 1), the Golden Ears Bridge and the South Fraser Perimeter Road (Highway 17).



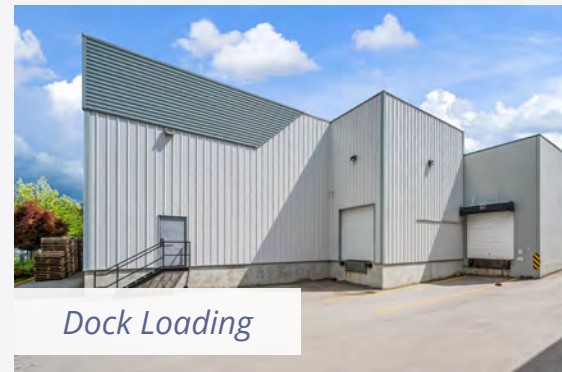
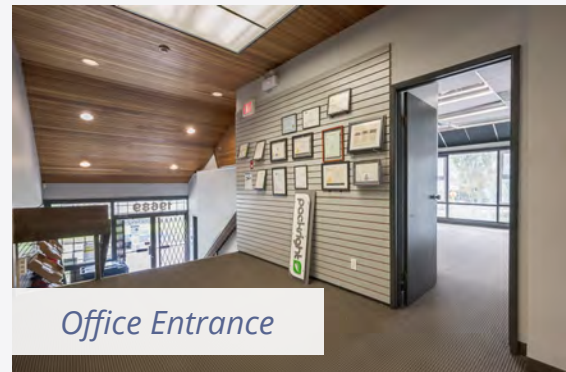
Property Overview

Civic Address	19689 Telegraph Trail, Langley	
Site Size	1.08 acres	
Zoning	M-2 (General Industrial)	
Lease Rate	\$20.50 per SF	
Additional Rent	\$5.51 per SF (2025 estimate)	
Availability	March 1, 2026	
Building Area Breakdown*	Warehouse	23,848 SF
	Warehouse Mezzanine	571 SF
	Second Floor Office	3,173 SF
	Ground Floor Office	748 SF
	TOTAL	28,340 SF
Loading	Three (3) grade loading doors; Two (2) dock doors with levelers	
Clear Ceiling Height	19' in main warehouse 21' in the building extension	

**Measurements are approximate and to be verified by the Tenant*



Gallery



Building Features



Comprehensive security system



Ample parking



Roof - 2008 EPDM membrane



Six (6) private offices, one (1) boardroom & lunchroom



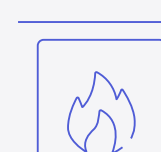
Two (2) new HVAC units



Serviced with 600 amps/ 600 volts power



Tool room with multiple washrooms & change area



Radiant tube and gas fired unit heaters in warehouse



Recent ESFR sprinkler upgrades



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