

UNIT 104

20530 Langley Bypass

Langley, BC

High-Exposure Warehouse Unit Along the Langley Bypass



Contact Agents

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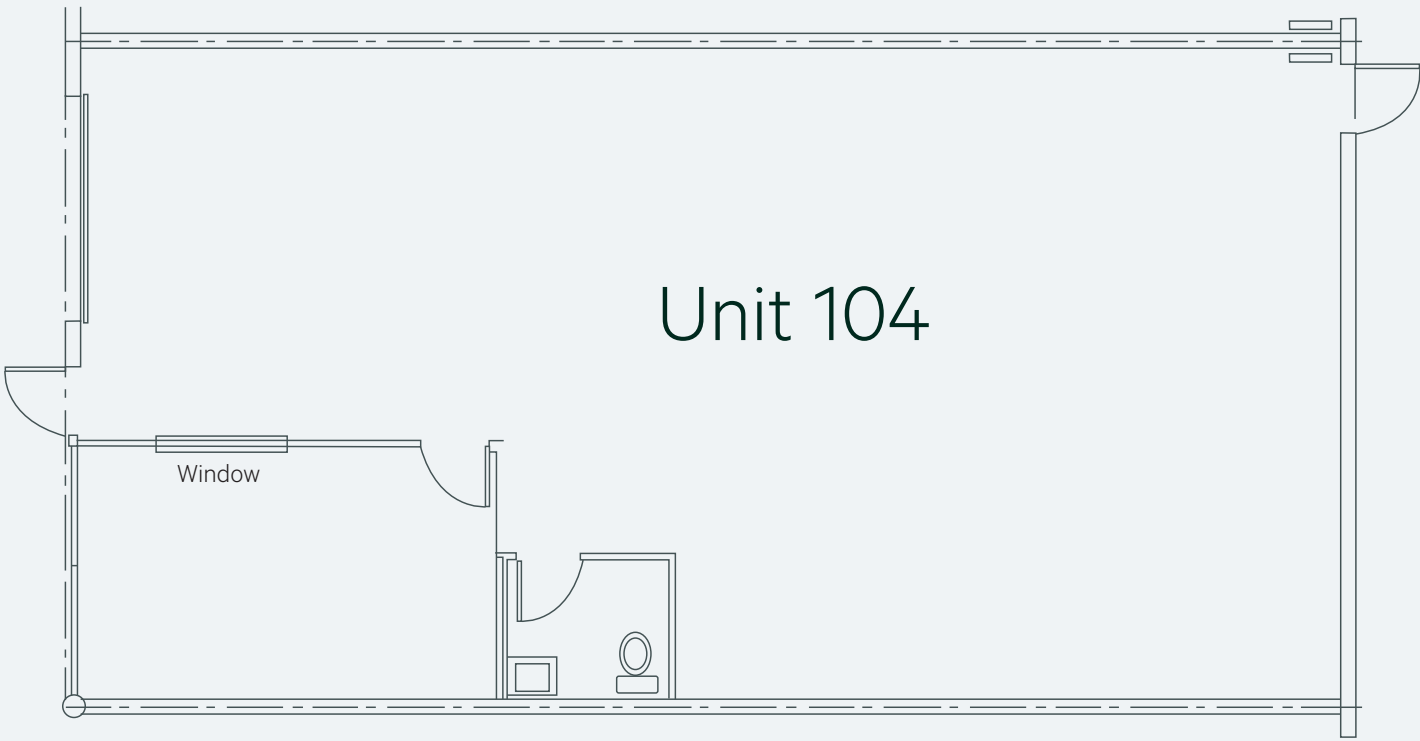


For Lease | Industrial

Unit #104 - 20530 Langley Bypass, Langley, BC

Floor Plan

NOT TO SCALE



Flexible zoning, exceptional visibility, and generous on-site parking.

CBRE Limited is pleased to present the opportunity to lease a well-appointed warehouse unit along the highly traveled Langley Bypass featuring a bright, efficient open layout.

Situated in a convenient, amenity-rich corridor, the property provides seamless access to daily necessities and major transportation routes, an ideal setting for businesses seeking exposure, accessibility, and functional design.

Features



17' clear height



1 grade loading door



70 amps
208V Power



2 reserved parking stalls with ample visitor parking



Pylon signage
\$150 per month

Property Details

Available Area

#104 - 1,760 SF

Basic Lease Rate

\$23.50 PSF

Management Fee

5% of Gross Rent

Additional Rent (2026)

\$8.96 PSF

Available

August 1, 2026

Zoning

C-2 (Service Commercial)

Allows for a wide range of service commercial uses such equipment sales and rentals, indoor recreation, and much more

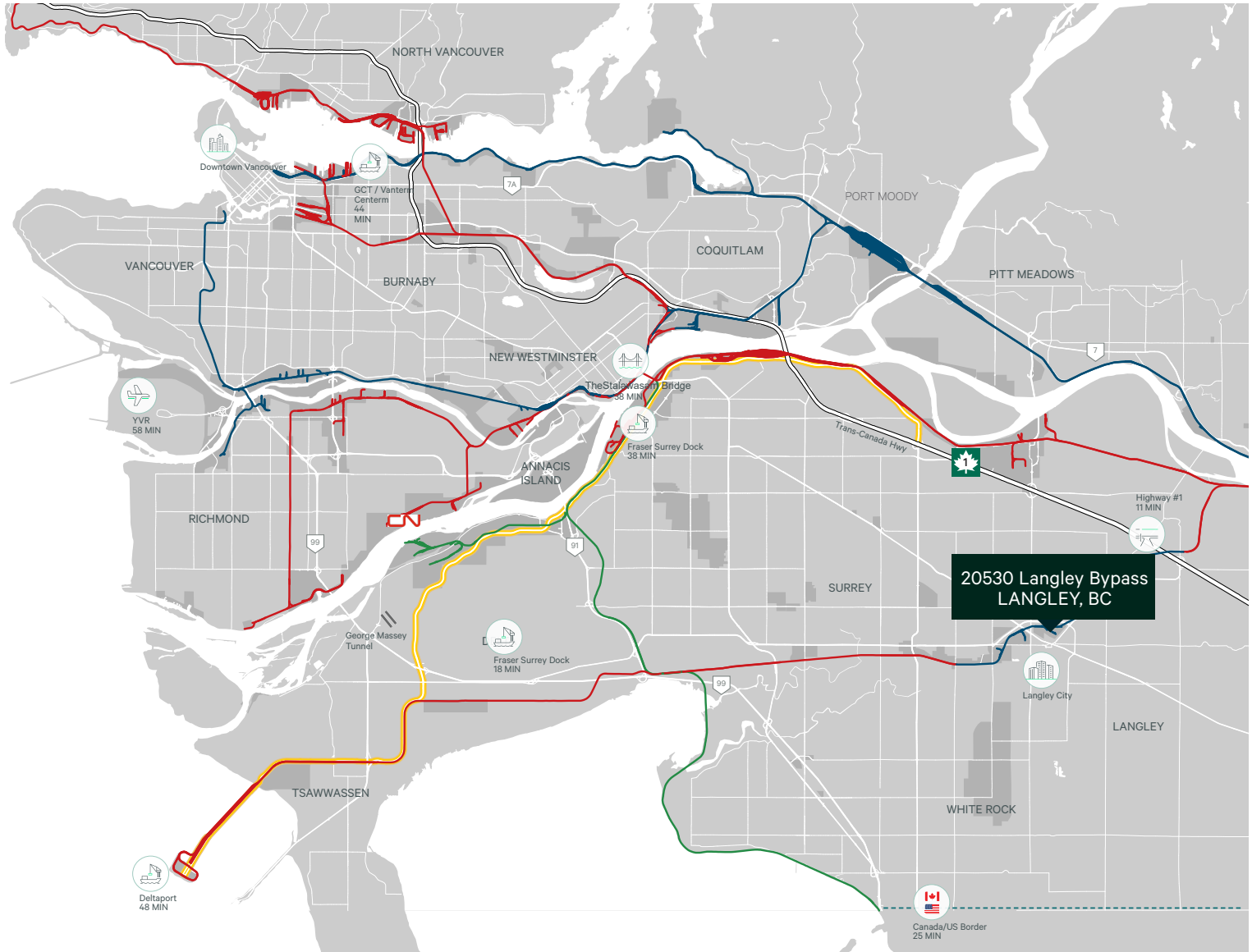


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CBRE

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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