



Unit 105/106 - 6270 205<sup>th</sup> Street | Langley, BC

## Highlights

- ▶ Private and open concept professionally finished offices with air-conditioning, board room, bathrooms, lunch room Central Langley location
- ▶ Gated and secured yard
- ▶ LED lighting in warehouse
- ▶ Exterior window glazing
- ▶ 2 dock and 2 grade in secured back yard
- ▶ 24' clear ceiling height
- ▶ 3 phase electrical power - 1200 amps
- ▶ 15 designated parking stalls plus visitor



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# Unit 105/106 - 6270 205<sup>th</sup> Street Langley, BC



## Unit Description

Unit 105/106 offers a highly functional industrial warehouse and office configuration totaling approximately ±15,362 square feet, including a large open warehouse area complemented by professionally finished office space on both the ground and second floors. The warehouse features 24-foot clear ceiling heights, energy-efficient LED lighting, and robust three-phase electrical power. The 1200 amp/600 volt power capacity was upgraded in 2018 making it well suited for a wide range of industrial or technology users. Loading is efficient with two dock-level and two grade-level doors located within a secure yard area, while the office component provides a combination of private offices and open workspace, boardroom, lunchroom and washroom facilities, all finished with air-conditioning and excellent natural light from the extensive exterior glazing.

## Building Description

6270 205<sup>th</sup> Street is a modern multi-tenant industrial building situated on approximately 2.24 acres and totaling roughly 45,000 square feet. The building offers a strong industrial specification including high clear ceilings, dock and grade loading, substantial electrical capacity, ample on-site parking, and extensive glazing that provides a contemporary appearance and natural interior light. The professionally landscaped property also features a gated and secured yard area, providing added operational efficiency and security for tenants.

## Location Description

Central Langley just north of the Langley Bypass (Highway 10), one of the Fraser Valley's primary commercial corridors. The location provides convenient access to major transportation routes including Highway 1, Fraser Highway, 200 Street, and Highway 91, enabling efficient distribution throughout Metro Vancouver and the Fraser Valley. The surrounding area offers a wide range of amenities including major retailers and services such as Costco and SmartCentres Langley, with restaurants, banks and everyday conveniences located minutes from the property. This central and accessible location makes the building ideal for businesses seeking strong regional connectivity and proximity to labour and services.

## Salient Details

### Size

Warehouse Area	7,934 SF
Ground Floor Office	3,633 SF
Second Floor Office	3,795 SF
<b>Total</b>	<b>±15,362 SF</b>

### Zoning

M2 – includes all of M1A and M1B

### Net Lease Rate

\$22.00/SF

### Net Additional Rent

\$7.01/SF

### Monthly Net Rent

\$28,163.67

### Monthly Additional Rent

\$8,973.97

### Total Gross Rent

\$37,137.64 + GST

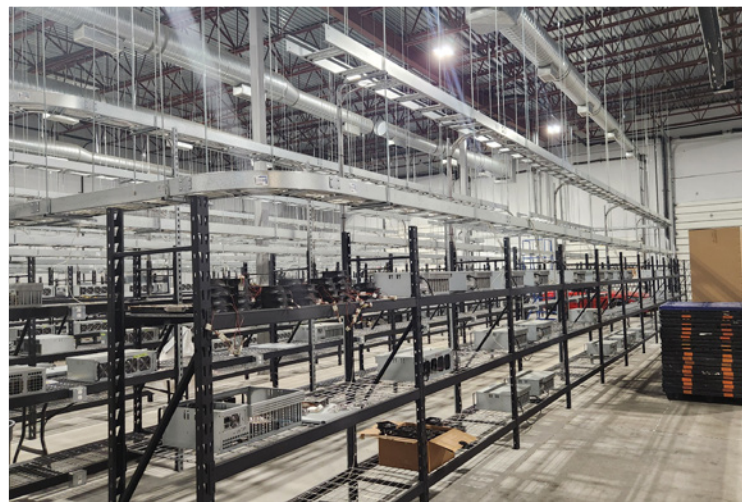
### Notes

Main floor of unit 105, 3,633 square feet currently subleased on a month to month basis. Please call agents for details.

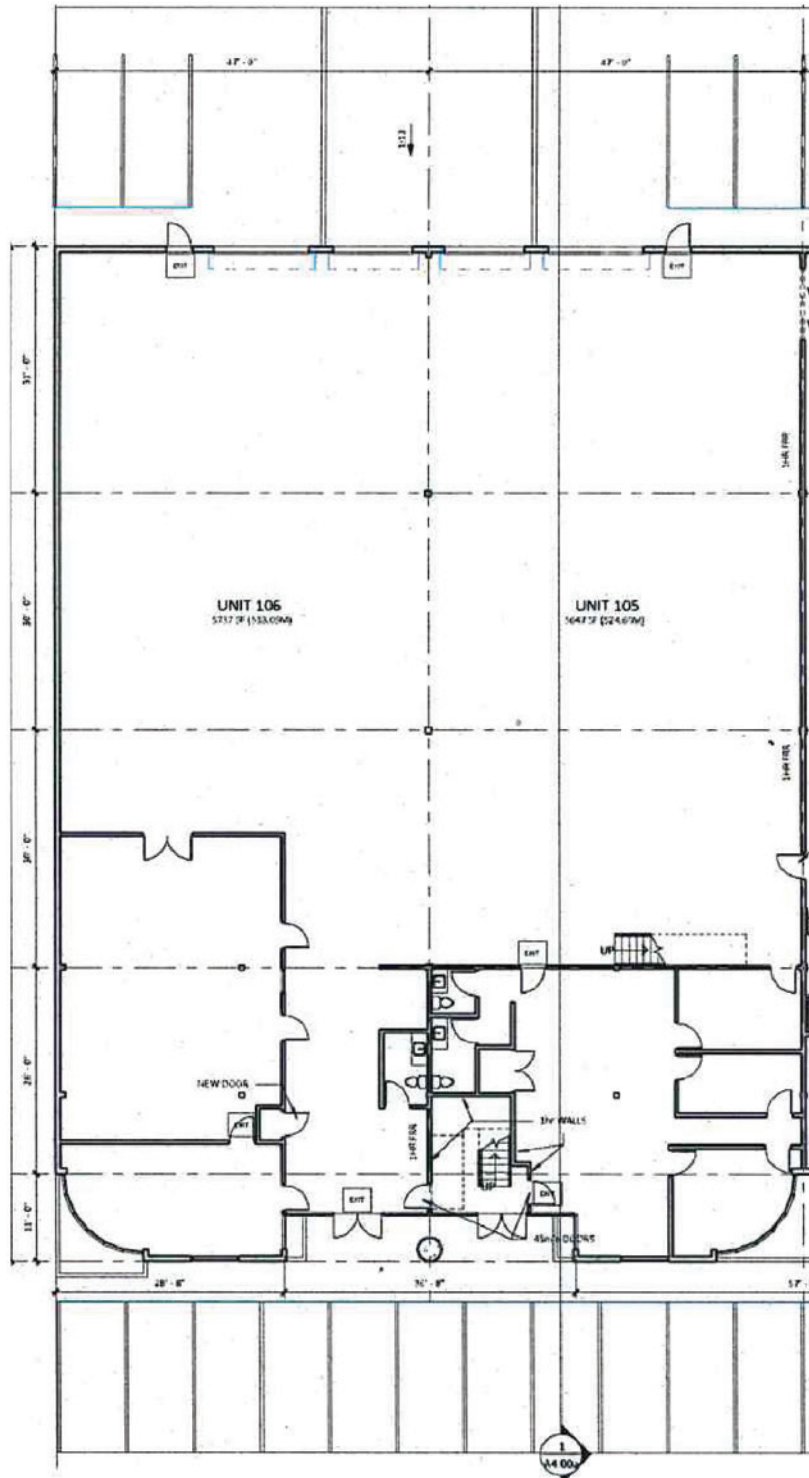
### Available

May 2026





# Floor Plan



## SMART CENTRES LANGLEY

- WALMART
- LONDON DRUGS
- SAVE-ON-FOODS
- BEST BUY
- THE HOME DEPOT
- BC LIQUOR STORE
- CIBC
- ADIDAS OUTLET
- POPEYES
- WENDY'S
- FATBURGER
- UMAMI SUSHI

COSTCO

MUFFORD CRES

6270  
205<sup>TH</sup> ST

203 ST

62 AVE

205 ST

200 ST

204 ST

LANGLEY BYPASS

## DRIVE TIMES

Highway One	8-10 min
Aldergrove Border Crossing	15-18 min
YXX Abbotsford International Airport	25-30 min
YVR Vancouver International Airport	50-60 min

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