

SCHREDER
BROTHERS
REAL ESTATE GROUP



FOR LEASE

301 - 19837 Telegraph Trail
Langley, BC

Port Kells Warehouse & Yard Space

- » Outstanding Central Location
- » Easy Access to Highway 1
- » M-2 (General Industrial) Zoning
- » Available Immediately

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
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MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA

Warehouse: 4,000 ft²

Yard: 3,000 ft²

BASIC RENT

\$19.50/ ft² / per annum
(Warehouse)

\$2.50/ ft² / per annum
(Yard)

ADDITIONAL RENT

\$7.65 / ft² / per annum

*Only applicable to warehouse area

EST. GROSS RENT

\$9,675.00 / month + GST

ZONING

M-2 (Light Impact Industrial)

Intended to accommodate light impact industry, transportation industry, warehouses, and limited office and service uses.



301 - 19837 Telegraph Trail (Langley, BC)

Centrally located in Port Kells, this property allows easy access to Highway 1 and features a rare combination of warehouse and yard space.

The premises is comprised of 4,000 square feet of warehouse area with 24' clear ceiling height accessible via two grade level roll-up doors, and 3,000 square feet of yard space.

3-Phase / 240-Volt / 200-AMP power supply and M-2 (General Industrial) zoning allow for a wide range of industrial uses. The space is available immediately.

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SITE PLAN





DRIVE TIMES

| | |
|-------------|---------|
| MAPLE RIDGE | 16 MINS |
| CLOVERDALE | 17 MINS |
| LANGLEY | 20 MINS |
| SURREY | 20 MINS |
| BURNABY | 22 MINS |
| ABBOTSFORD | 30 MINS |
| DELTA | 40 MINS |

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