

19950 101 AVENUE LANGLEY, BC

FOR SALE

Existing Industrial Facility with
Low Site Coverage in Prime
Port Kells Location



AVISON
YOUNG

EXCEPTIONAL OPPORTUNITY

Avision Young is pleased to present an exceptional opportunity to acquire a strategically located industrial facility in Langley's highly sought-after Port Kells industrial area. Situated at 19950 – 101 Avenue, the 10.84-acre site comprises 139,583 sf of existing improvements, with the potential to expand the building area by over 130,000 sf.

It is estimated that the property will be delivered vacant as of April 1, 2027 offering a rare opportunity for both owner-users and investors. This provides flexibility for immediate occupancy, repositioning, or redevelopment, allowing purchasers to align the asset with their operational requirements or investment strategy.

The site features a large, functional paved yard suitable for outdoor storage and efficient circulation. Improvements include a 3,426 sf annex office building with modern finishes and a kitchenette, as well as a 147,832 sf distribution facility complemented by 8,325 sf of office and employee amenity space.

The property benefits from exceptional connectivity, with immediate access to Highway 1 and close proximity to Highway 15, enabling efficient east–west movement across Metro Vancouver and direct north–south access to the U.S. border. The location also offers strong access to key arterial routes including 200 Street and Fraser Highway.

SALIENT DETAILS

PID
018-763-367

LEGAL DESCRIPTION

LOT 1, PLAN LMP16651, DISTRICT LOT 123, GROUP 2, NEW WESTMINSTER LAND DISTRICT

LOT SIZE
10.84 acres

BUILDING SIZE
Distribution area
147,832 sf
Office
8,325 sf

Main facility
156,157 sf

ANNEX OFFICE BUILDING
3,426 sf

NORTH CANOPIED AREA
4,855 sf

SOUTH CANOPIED AREA
10,600 sf

EXPANSION OPPORTUNITY

Currently improved at approximately 37% site coverage, with zoning permitting up to 60% allowing for over 130,000 sf of additional building area

ZONING
M-3 HEAVY INDUSTRIAL ZONE

YEAR BUILT
1994

VACANT POSSESSION

Estimated to be April 1, 2027

ANNUAL PROPERTY TAXES
\$596,686.80 (2025)

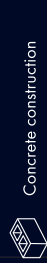
SALE PRICE
Contact listing brokers



DISTRIBUTION FACILITY HIGHLIGHTS



147,832 sf distribution facility



Concrete construction



24.25' clear ceiling height



4 dock loading doors (2 at 16' x 9', 2 at 10' x 9')



9 grade loading doors (24' wide)



15,455 sf of canopied loading (north and south)



Large, paved yard area



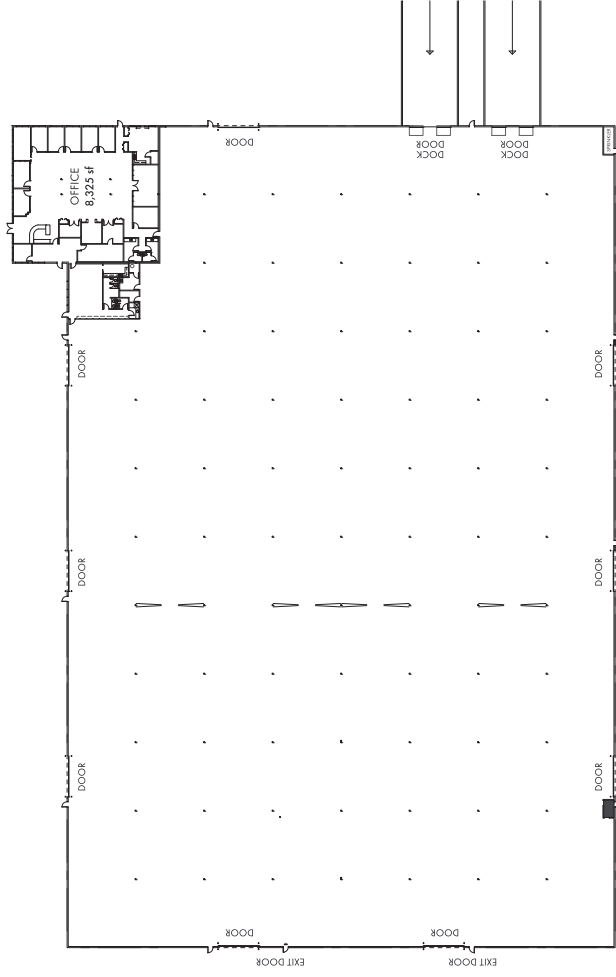
Efficient column spacing



Current power 400A at 347/600V, 3phase, 4wire



Live floor load is uniform 500 pounds psf





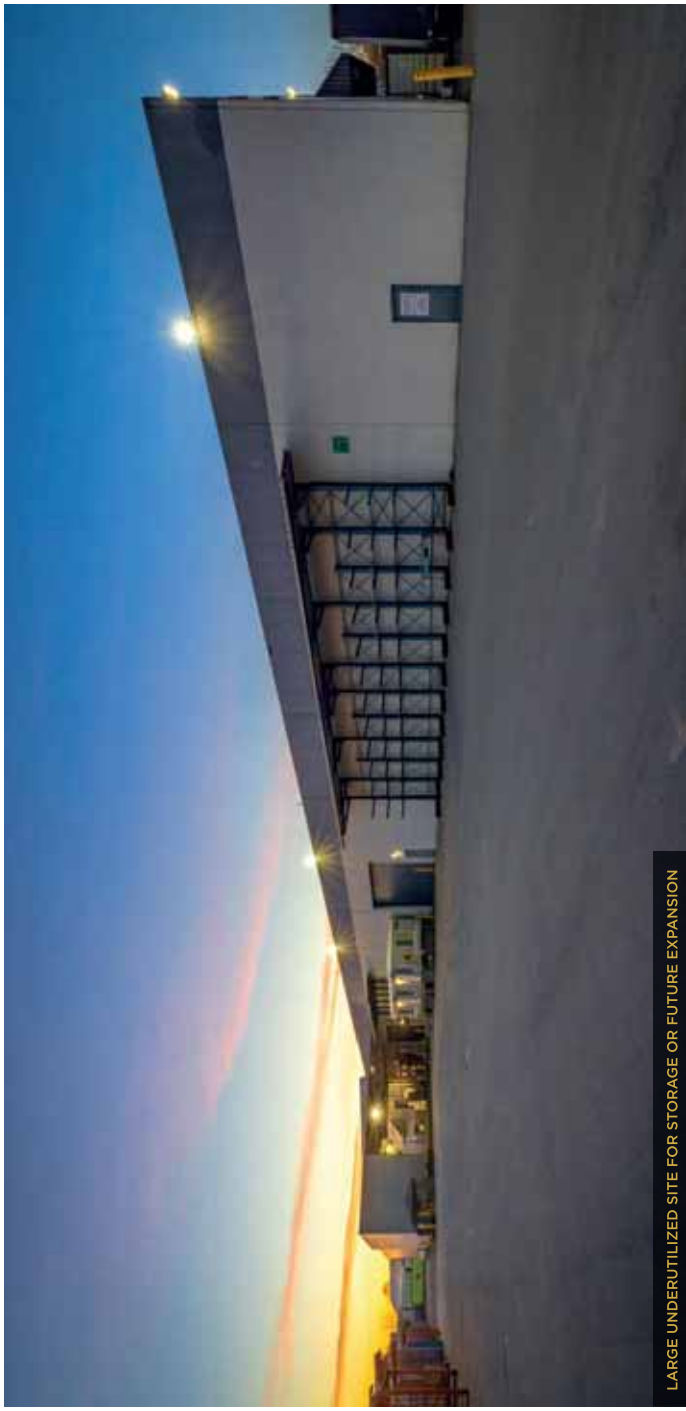
24.25' FOOT CEILING HEIGHTS



QUALITY CONCRETE CONSTRUCTION



TWO EXTERIOR CANOPIED AREAS



LARGE UNDERUTILIZED SITE FOR STORAGE OR FUTURE EXPANSION



NINE OVERSIZED GRADE LOADING DOORS

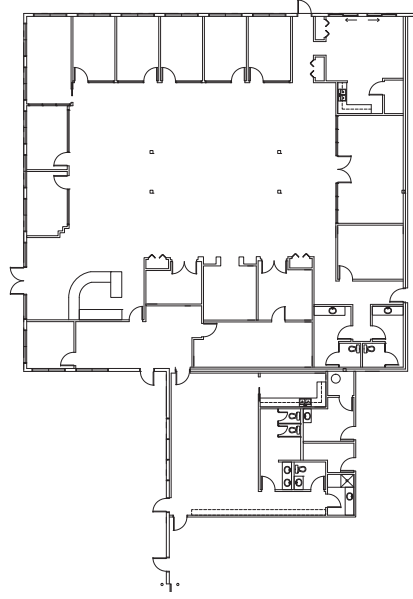











FOUR DOCK LOADING DOORS



EFFICIENT COLUMN SPACING

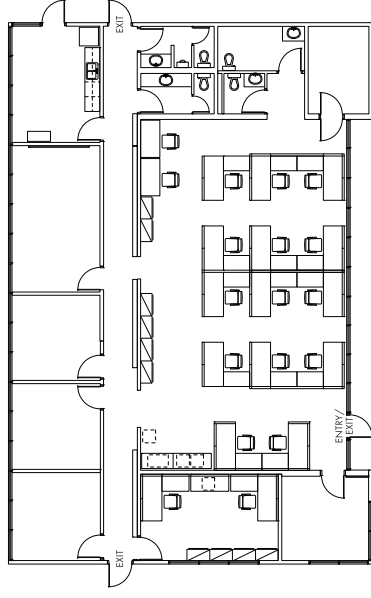
OFFICE AREA HIGHLIGHTS








-  8,325 sf office area
-  Large kitchen and staff lounge
-  Locker room with shower facilities
-  9 offices
-  Boardroom
-  Reception area
-  Large open plan area
-  Storage areas
-  Server room



ANNEX BUILDING HIGHLIGHTS



-  3,426 sf annex office building
-  Newly renovated
-  High ceilings
-  4 offices
-  Boardroom
-  Kitchen area
-  Large open plan area with seating for 16 people



SITE PLAN & EXPANSION OPPORTUNITY

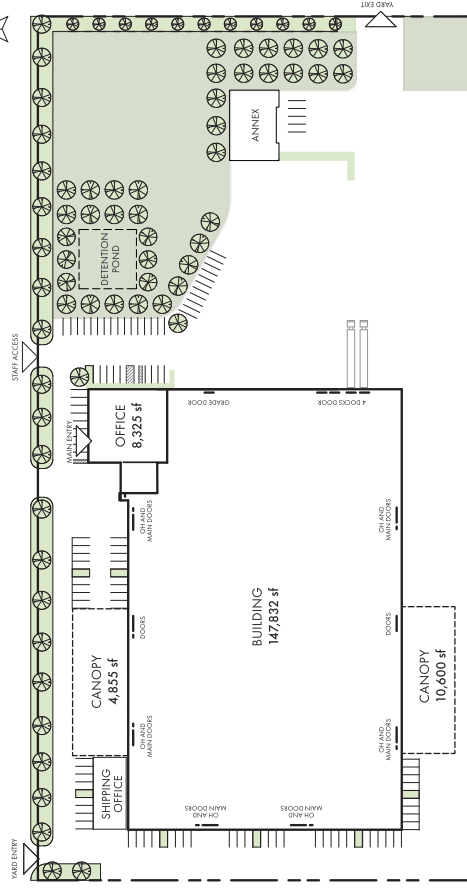
The 10.84 acre site is currently improved at approximately 37% site coverage, significantly below the permitted 60% under existing zoning. This allows for the potential to develop over 130,000 sf of additional building area. The low site coverage provides exceptional flexibility for users requiring substantial secure outdoor storage, while also offering the potential for future expansion. Preliminary due diligence has been completed to support this expansion, including geotechnical investigations and high-level expansion planning.

- Additional Property Documents Available with Execution of a Confidentiality Agreement
- Geotechnical Report
 - Environmental Report
 - Building Condition Report
 - Building Appraisal
 - Massing study for expansion
 - Site Survey
 - Building Plans
 - Title and Charges
 - Operating Expenses
 - Zoning and Official Community Plan
 - tax Report
 - Flood Plain Map
 - Operational Budget

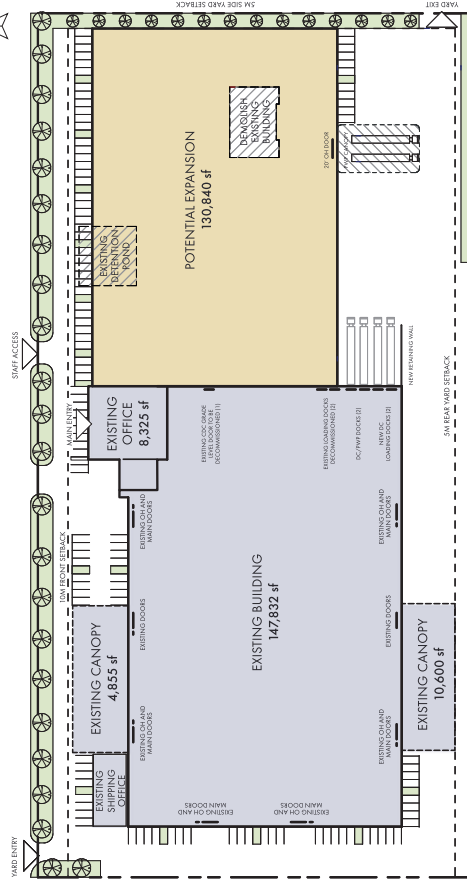
EXPANSION OPPORTUNITY



EXISTING SITE PLAN



EXPANSION OPPORTUNITY



HIGHWAY 1

GOLDEN EARS WAY

199B STREET

EDMENEY 101

LOCATION

The Port Kells Industrial Area is one of the most sought-after submarkets, driven by its central location and immediate access to major highway networks. The property also qualifies for the Regional Film Tax Credits available from the Province of BC, offering an incentive for film and production users. Port Kells provides a strong amenity base for employees, and with a growing share of Metro Vancouver's labour force relocating to the Fraser Valley in search of more affordable housing, the area continues to offer employers access to an expanding and reliable labour pool.

DRIVE TIME



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