FOR LEASE

19970 Fraser Highway

Langley, BC

48,030 sf of warehouse space with yard and exposure onto Fraser Highway



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Property summary

ADDRESS

19970 Fraser Highway, Langley

PID

004-639-626

LEGAL DESCRIPTION

LOT 125 EXCEPT: FIRSTLY: PART DEDICATED ROAD ON PLAN BCP6859; SECONDLY: PART DEDICATED ROAD ON PLAN BCP9469; DISTRICT LOT 310 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 51722

BUILDING AREA

Concrete building 30,030 sf Steel building 18,000 sf **Total area 48,030 sf**

LOT SIZE

3.4 acres

EXCESS LAND

0.92 acres (40,000 sf)

ZONING

The property features split zoning - I1 (Light Industrial) zone and zoned C2 (Service Commercial)

LOADING DOORS

Concrete building: Four (4) dock and two (2) oversized grade-loading doors

Steel building: Four (4) oversized grade-loading doors

CEILING HEIGHTS

Concrete building: 24' Steel building 18'

YEAR BUILT (EST.)

Concrete building: 2005 Steel building: 1969

POWER SERVICE

400 amps / 600 volts

LEASE RATE

Concrete building \$22.00 psf Steel building \$11.00 psf Excess land \$4.50 psf

Blended lease rate of \$21.63 psf (\$86,555 per month, net)

ADDITIONAL RENT

TBD

AVAILABLE

February 1, 2026

Opportunity

Avison Young is pleased to offer a unique opportunity to lease two prominent buildings comprising 30,030 sf and 18,000 sf, with 0.92 acres of prime excess land at the high-visibility intersection of Fraser Highway and Production Way in Langley City.

Location

Located at the southeast corner of Fraser Highway and Production Way, two key arterial routes linking Langley to Metro Vancouver, this property offers exceptional connectivity.

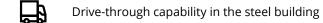
Situated in the heart of Langley City, it is surrounded by abundant amenities and provides easy access to Highway 10 and Highway 15, connecting to the U.S. border and the Trans-Canada Highway.





Property Highlights

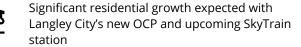
Rare low site-coverage freestanding buildings with flexible commercial and industrial zoning



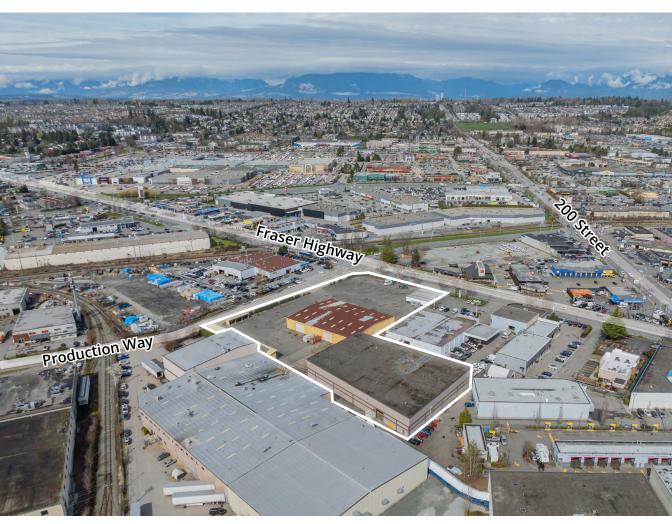
Ample parking and outdoor storage space

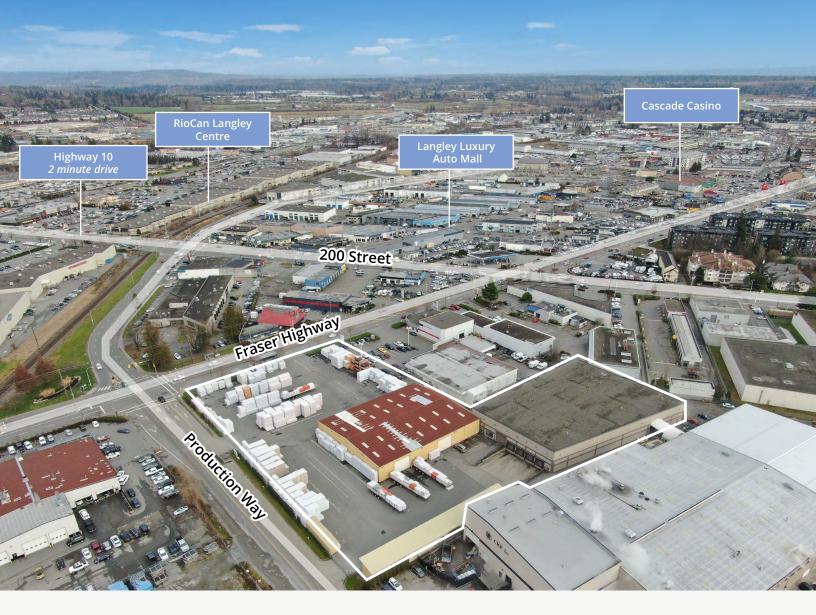
Prime location with exposure on Fraser Highway and Production Way

Convenient access to Highway 1, the US-Canada border via Highway 10, and Highway 15









A DRIVE TIMES

Fraser Highway	0 minute
Highway 10	2 minutes
Highway 15	9 minutes

Cloverdale	9 minutes
Highway 1	10 minutes
Highway 13	18 minutes

Pacific Highway Border Crossing	20 minutes
YVR International Airport	40 minutes
Downtown Vancouver	45 minutes

Contact for more information

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