

**FOR LEASE**

# 19970 Fraser Highway

Langley, BC

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



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*\*Joe Lehman Personal Real Estate Corporation*

**AVISON  
YOUNG**



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19970 Fraser Highway  
Langley, BC

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
-  Drive-through capability in the steel building
-  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
-  Significant residential growth expected with Langley City's new OCP and upcoming SkyTrain station







## DRIVE TIMES

Fraser Highway	0 minute	Cloverdale	9 minutes	Pacific Highway Border Crossing	20 minutes
Highway 10	2 minutes	Highway 1	10 minutes	YVR International Airport	40 minutes
Highway 15	9 minutes	Highway 13	18 minutes	Downtown Vancouver	45 minutes

## Contact for more information

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