



Colliers



Unit 205 - 9780 197B Street, Langley

1,900 SF Warehouse & Office
with Grade Loading **For Lease**

Austin Adamson

Senior Associate

+1 604 805 1078

austin.adamson@colliers.com

Josh Gaze

Personal Real Estate Corporation

Vice President

+1 604 754 9859

josh.gaze@colliers.com



Opportunity & Location

Colliers presents the opportunity to lease this 1,900 SF single bay strata unit, offering warehouse space with ground floor office space. The warehouse features 19' clear height and one grade-level loading door.

Ideally located in the heart of Port Kells near major transportation routes, including the Golden Ears Bridge, 200th Street, and the Trans-Canada Highway.

Civic Address	205 - 9780 197B Street, Langley	
Area Breakdown	Warehouse	1,670 SF
	Ground Floor Office	230 SF
	Total	1,900 SF
Zoning	M-2 (General Industrial)	
Asking Rate	\$18.00 per SF	
Additional Rent	\$9.44 per SF <i>(inclusive of 5% mgmt fee)</i>	
Availability	30 days' notice	
Features	<ul style="list-style-type: none"> • One (1) grade-level loading door (14' x 12') • 19' clear ceiling height in warehouse • One (1) handicap accessible washroom • 100 Amps, 347/600 volt power • Open concept reception/office area • Gas-fired heating • Two (2) reserved parking stalls 	





Colliers

Austin Adamson
Senior Associate
+1 604 805 1078
austin.adamson@colliers.com

Josh Gaze
Personal Real Estate Corporation
Vice President
+1 604 754 9859
josh.gaze@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Vancouver, Brokerage.