

for lease

19645 92a avenue, Langley BC

83,419 sq. ft. on 6.67 acres in Port Kells



For further information, please contact:

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Our Knowledge is your Property®

FOR LEASE

19645 92a Avenue, Langley BC



LOCATION

The property is located on the north side of 92a Avenue, between 196th & 200th Street in the Port Kells Industrial area of Northwest Langley. This location has become one of the most sought after in the Lower Mainland, as new infrastructure has dramatically improved access. The Golden Ears Bridge and South Fraser Perimeter Road connect the location to Delta, Surrey, Pitt Meadows & Maple Ridge.

BUILDING FEATURES

- Concrete tilt up construction
- Excess paved yard area
- Freestanding facility
- 24' clear ceilings
- Three dock doors, three 14' x 18' electrical grade doors
- Covered storage area
- 400 amp/600 volt power service
- Warehouse skylights
- Fully sprinklered covered storage area
- Excellent location
- Exterior yard lighting

OPPORTUNITY

To locate in a good quality, freestanding facility totalling 83,419 sq. ft. in the Port Kells industrial area of Northwest Langley.

ZONING

M-2 Industrial

BUILDING AREAS & LEASE RATE

	Area	Size	Lease Rate
A	Warehouse Office	53,429 sq. ft. 4,526 sq. ft.	\$6.85 per sq. ft.
B	Covered Storage	25,429 sq. ft.	\$3.00 per sq. ft.
TOTAL		83,419 sq. ft.	
C	Yard Area (To be Confirmed)	1.67 acres (72,745 sq. ft.)	\$1.50 per sq. ft.

AVAILABILITY

Summer 2010

OP. COSTS (2010 ESTIMATE)

\$3.00 per square foot

APPROXIMATE SITE SIZE

6.67 acres

Professionally managed by:

CONCERT
PROPERTIES LTD

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