

for lease

20175 100A AVENUE, LANGLEY, BC



PRIME NORTHWEST LANGLEY/
PORT KELLS LOCATION
WITH YARD STORAGE

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LOCATION

The Port Kells/northwest Langley industrial area represents a major industrial hub serving the Lower Mainland, and is a popular location for a variety of businesses, including such notable tenants and owners as Overwaitea, Costco, Finning, Ledalite, General Electric, Mitsui and Starline Windows just to name a few. The area is the preferred location for companies doing business in both Vancouver and the Fraser Valley.

The location is also well positioned for access to the recently completed Golden Ears Bridge crossing over the Fraser River to Maple Ridge.

AVAILABLE SPACE**

Unit #103

Warehouse	20,801 sq. ft.
Office/reception area – downstairs	2,164 sq. ft.
Office – upstairs	1,792 sq. ft.
Total	24,757 sq. ft.

AVAILABILITY

July 1st, 2010

***All measurements contained in this brochure may be approximate and are subject to the tenants verification*

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BUILDING FEATURES**

- Concrete tilt-up construction
- 22 ft. 9" clear ceiling height
- 10 year old building
- 1 oversize grade level loading door (14' x 16')
- 2 Dock level loading doors (10' high)
- Radiant tube warehouse heating
- Full HVAC in office area
- Fully sprinklered
- Extensive yard storage area available
- Attractive exterior glazing
- Fully paved/fenced site
- Heavy 3-phase power: 600V 800AMP

ZONING

M-3 (Heavy Industrial) allows a wide range of industrial uses, including distribution, heavy/light manufacturing, assembly and service uses.

OPERATING EXPENSES (BUDGETED 2010)

\$3.06

LEASE RATE

\$6.75 per sq. ft. fully net



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