



19676

Telegraph Trail

LANGLEY, BC

FOR LEASE - UNIT 2

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OPPORTUNITY

The rare opportunity to lease a distribution building in Port Kells.

LOCATION

Port Kells situated in arguably the most sought-after industrial hub in Metro Vancouver. The area is instantly accessible from Highway 1 via both 192nd Street and 200th Street interchanges. Golden Ears Way flows east-west along the Fraser River, connecting the area to both the Golden Ears Bridge and the South Fraser Perimeter Road.



ZONING
M-2 Medium Impact Industrial



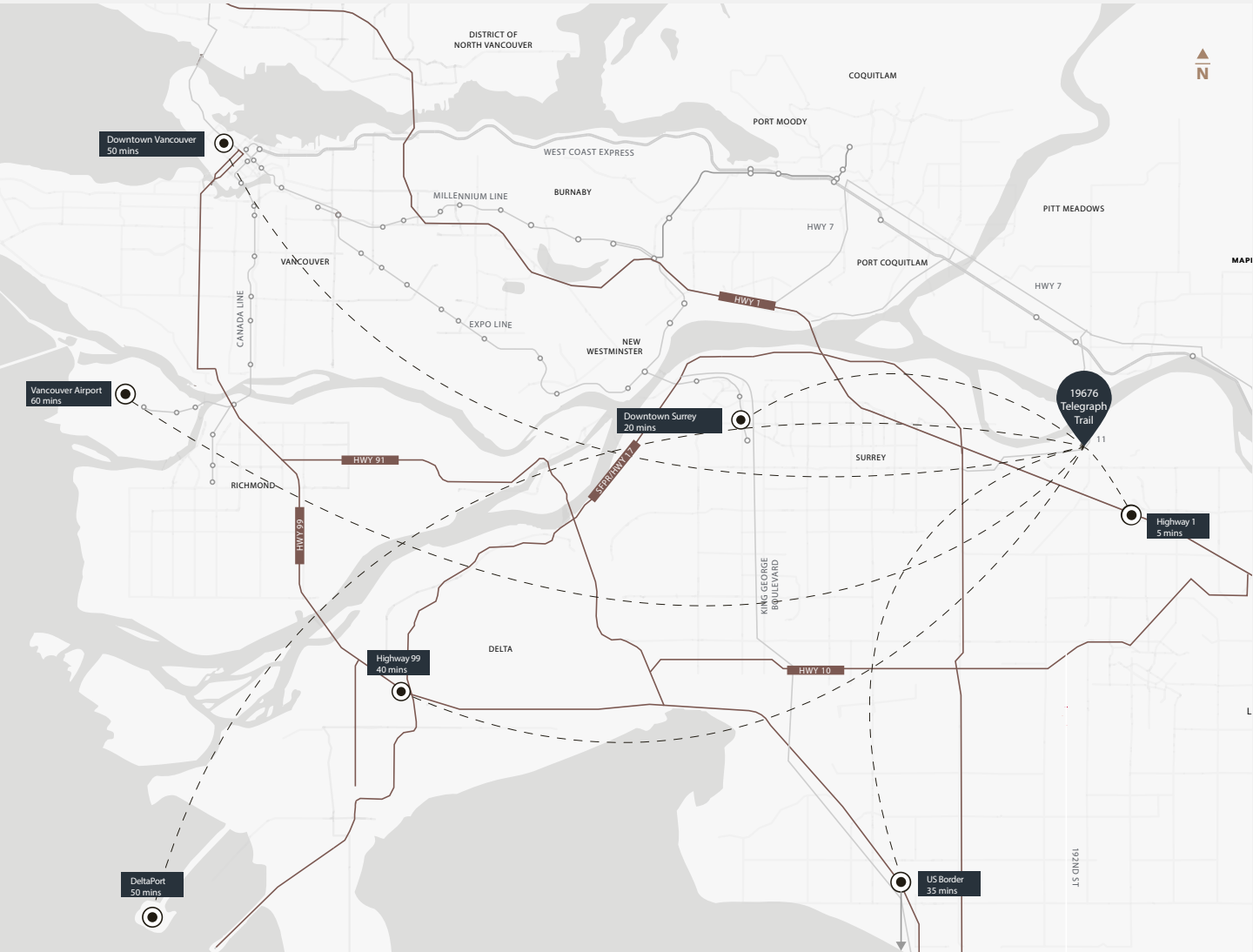
OCCUPANCY
April 1st2023



LEASE RATE
\$23.50 PSF



OPERATING COST
\$4.45 PSF
Estimate



CONSTRUCTION
Concrete tilt-up



CEILING HEIGHT
24' clear



INTERIOR WALLS
Painted interior walls
for greater illumination



SPRINKLERS
Fully sprinklered



LIGHTING
High efficiency LED
fixtures



**AIR CONTIONED
OFFICE**



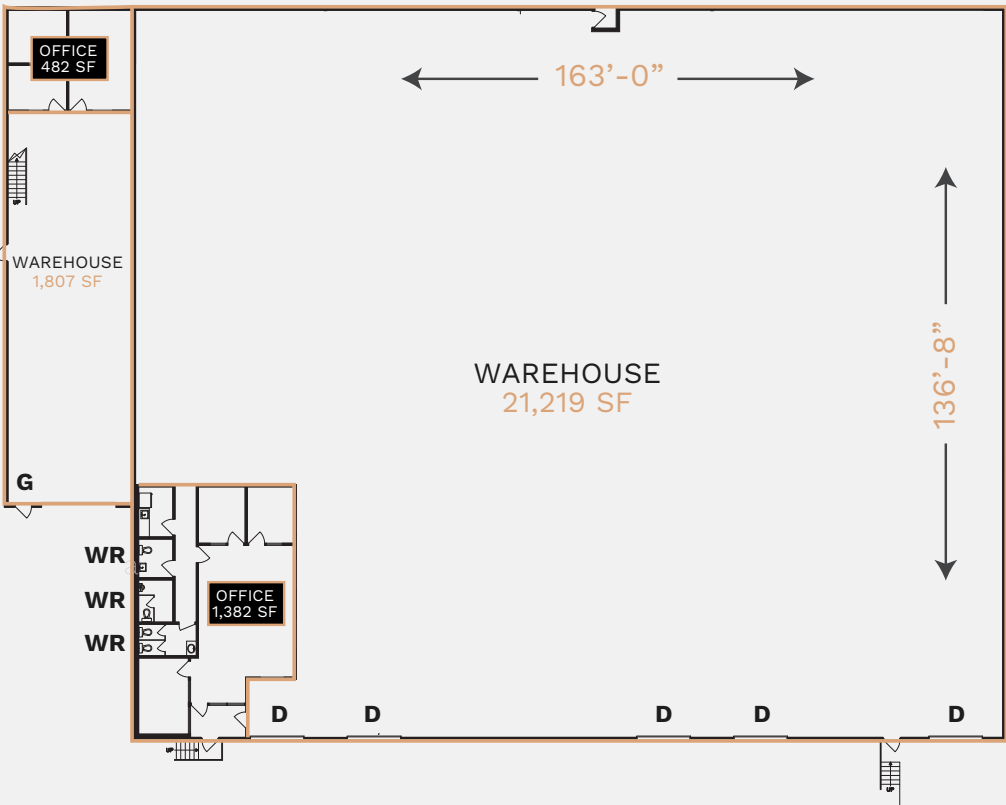
RECIRCULATION FANS
Ceiling fans located near
loading doors



HEATERS
Gas-fired unit
heaters



Warehouse	23,026 SF
Office	2,420 SF
Total	25,446 SF
Loading	5 Dock and 1 Grade



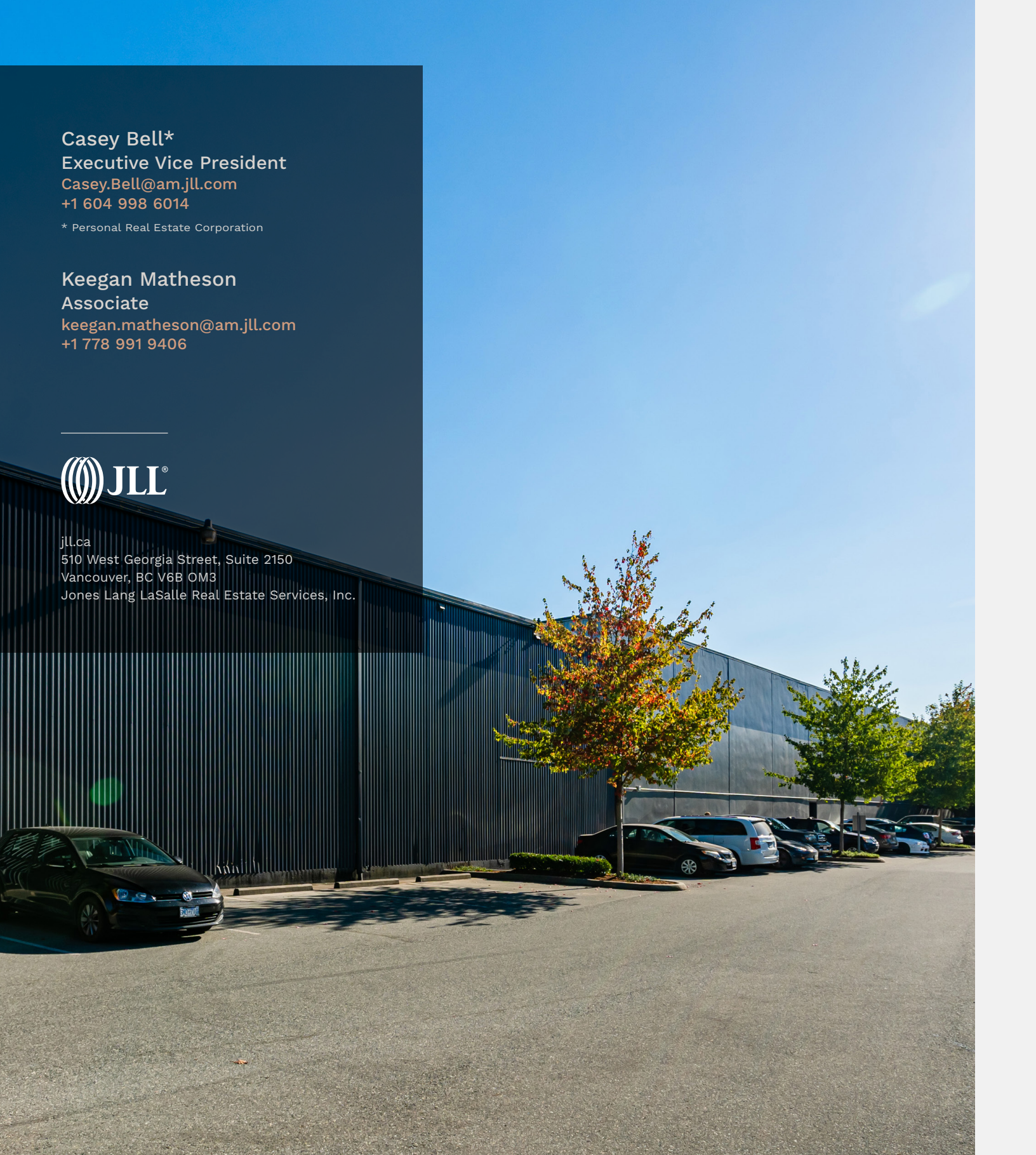
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