



19676

Telegraph Trail

LANGLEY, BC

FOR LEASE - UNIT 2

Casey Bell*
Executive Vice President

Casey.Bell@am.jll.com

+1 604 998 6014

* Personal Real Estate Corporation

Keegan Matheson
Associate

keegan.matheson@am.jll.com

+1 778 991 9406

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



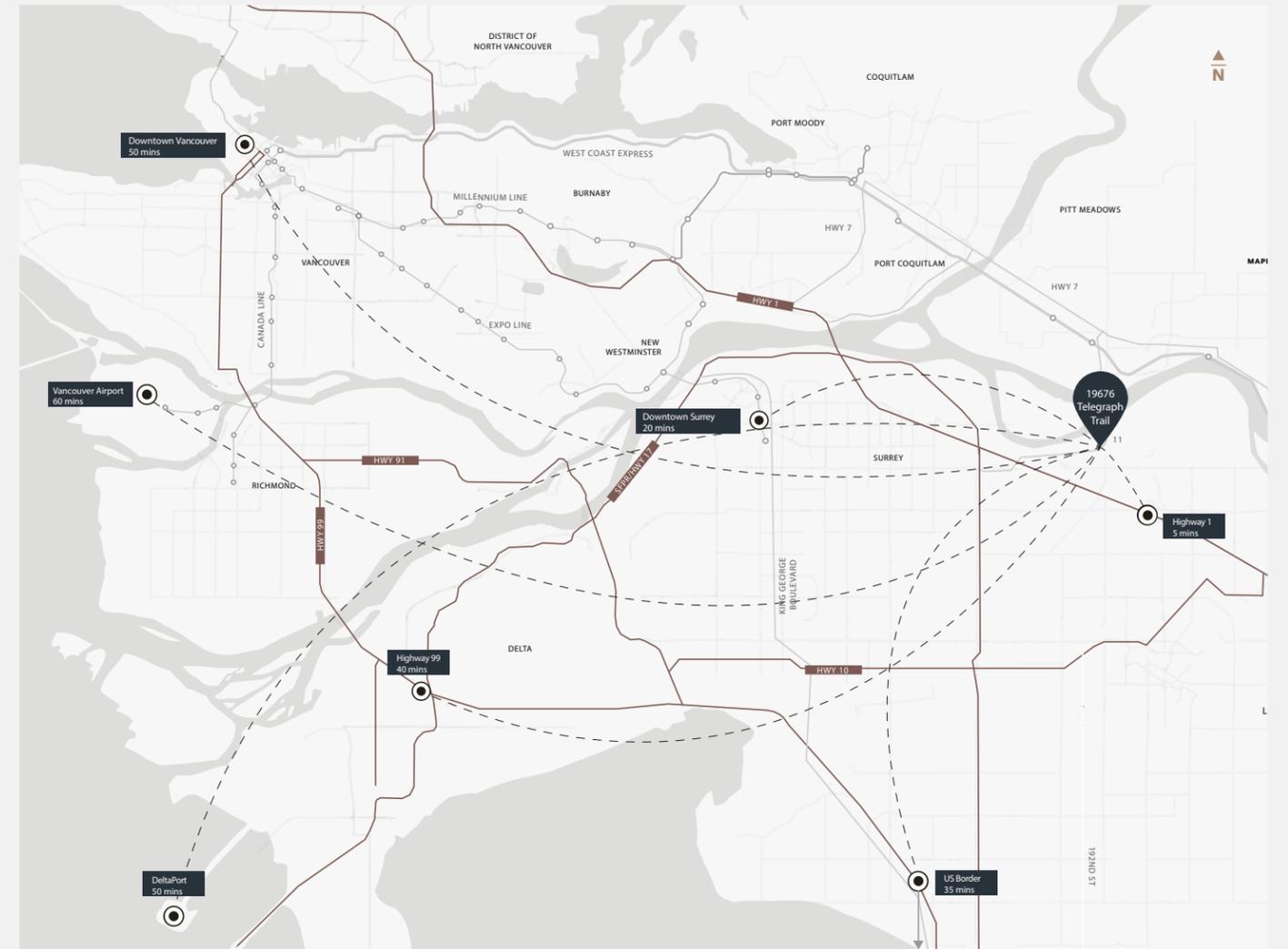
OCCUPANCY
April 1st 2023



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



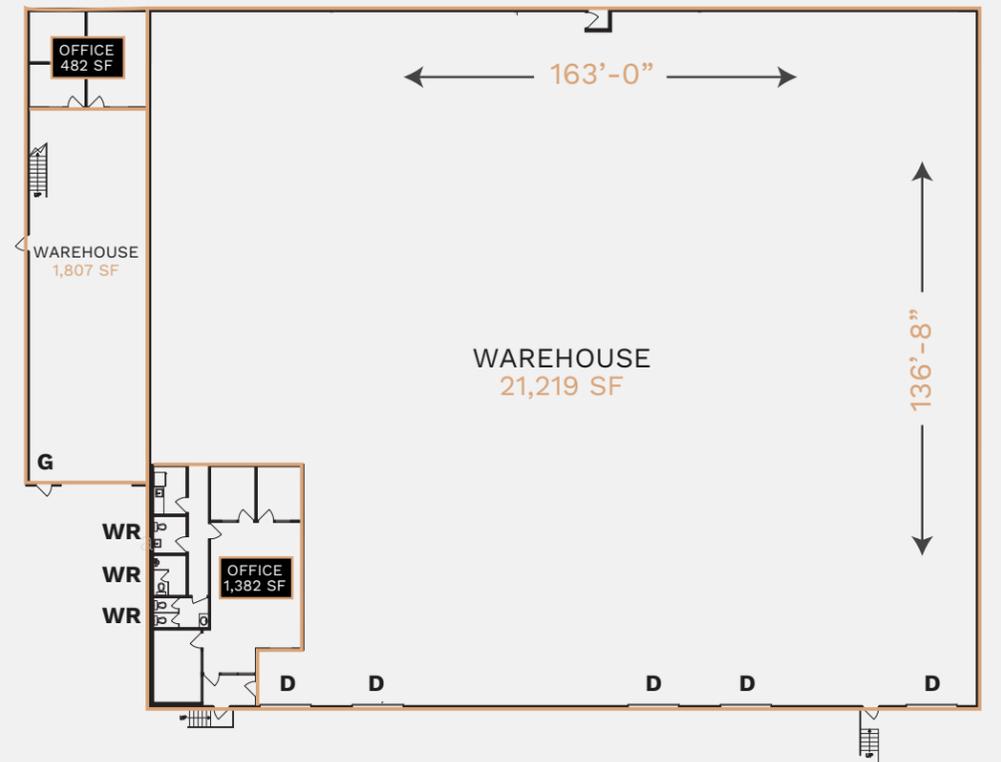
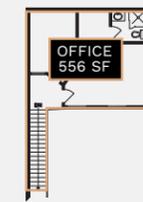
AIR CONTIONED OFFICE



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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jll.ca
510 West Georgia Street, Suite 2150
Vancouver, BC V6B 0M3
Jones Lang LaSalle Real Estate Services, Inc.

