

**— FOR SALE —**  
**10180 199B STREET**  
**LANGLEY**



FREESTANDING INDUSTRIAL BUILDING ON 1.31 ACRES IN PORT KELLS





# THE OFFERING

This property presents a rare opportunity for an investor or owner occupier to purchase 14,558 square feet of warehouse and office space located on 1.31 acres of M-3 zoned industrial land in the desirable Port Kells business park.

## SALIENT DETAILS

Address	10180 199B Street, Langley, BC
Site Size	1.31 Acres
Building Area	14,558 SF
Asking Price	Contact listing agents

## SPACE BREAKDOWN

Ground Floor	11,096 SF
Storage Mezzanine	1,300 SF
2nd Floor Office	2,162 SF
Total	14,558 SF



M3 Heavy Industrial  
Zoning



Short Term Lease Back  
Possession



Tilt-up Concrete  
Construction



Desirable  
Location



# Highlights



CEILING HEIGHT  
20'  
clear



SPRINKLERS  
Fully  
sprinklered



LOADING  
Six (6)  
grade doors



POWER  
3-phase



HEATERS  
Natural  
gas-fired unit



# 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.



# drive time



**2 MINUTES**  
Golden Ears Way



**4 MINUTES**  
Highway 1



**40 MINUTES**  
Downtown Vancouver



**40 MINUTES**  
US Border



**60 MINUTES**  
International Airport





## FOR MORE INFORMATION, PLEASE CONTACT:

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