



 **JLL** SEE A BRIGHTER WAY

For lease

23360 Fraser Highway
Langley, BC

PROPERTY HIGHLIGHTS



Direct Access from
Fraser Highway



Secured
and Fenced



Level and
Graveled



2 year Term
Available

DESCRIPTION

A rare opportunity to lease 2.5 acres of industrial yard space next to Fraser Highway in Langley, BC. The property is zoned M-7, allowing for refund container return centers and vehicle storage yards.

Yard Area	2.5 Acres
Lease Rate	\$3.00 PSF (Net)
Operating Costs	\$0.50 PSF (2024 Estimate)

LOCATION

Situated just east of 232nd Street on the Fraser Highway, the property provides access to Metro Vancouver in 40-55 minutes via the Fraser Highway or Highway 1. The central location provides easy access to three of the Fraser Valleys major industrial hubs, with approximate drive times of 10 minutes to Campbell Heights, 15 minutes to Port Kells, and 20 minutes to Gloucester Business Park.



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