

FOR SALE/LEASE

14,122 SF SERVICE INDUSTRIAL FACILITY IN PORT KELLS

20097 92A Avenue
Langley, BC



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 14,122 sf facility
- 5,730 sf of finished office space over two floors
- Available July 1, 2018
- \$14.00 psf net

For more information
PLEASE CONTACT:

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OPPORTUNITY

This offering presents the opportunity to lease or purchase 14,122 sf of service industrial space in the coveted industrial submarket of Port Kells.

PROPERTY FEATURES

- Concrete tilt construction
- Two levels of professionally finished office
- 4 oversized grade loading doors
- Ample power
- 0.13 acres of yard/loading area
- Convenient highway access

ZONING

The property is zoned M-1A (Service Industrial) which permits a variety of service oriented industrial uses.

BASIC RENT

\$14.00 psf net

ADDITIONAL RENT

\$3.50 psf

TOTAL MONTHLY RENT

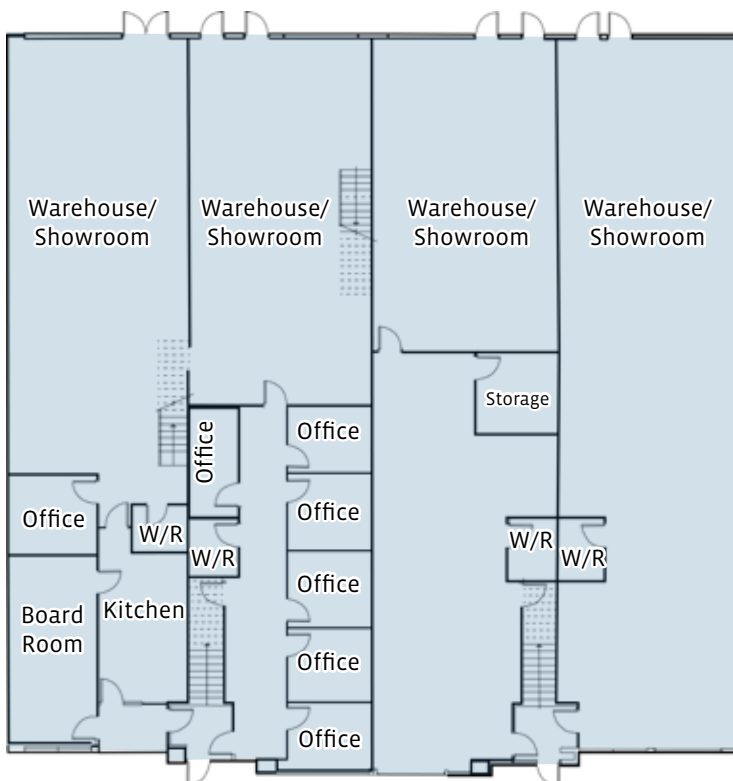
\$20,594.58 plus GST & utilities

ASKING PRICE

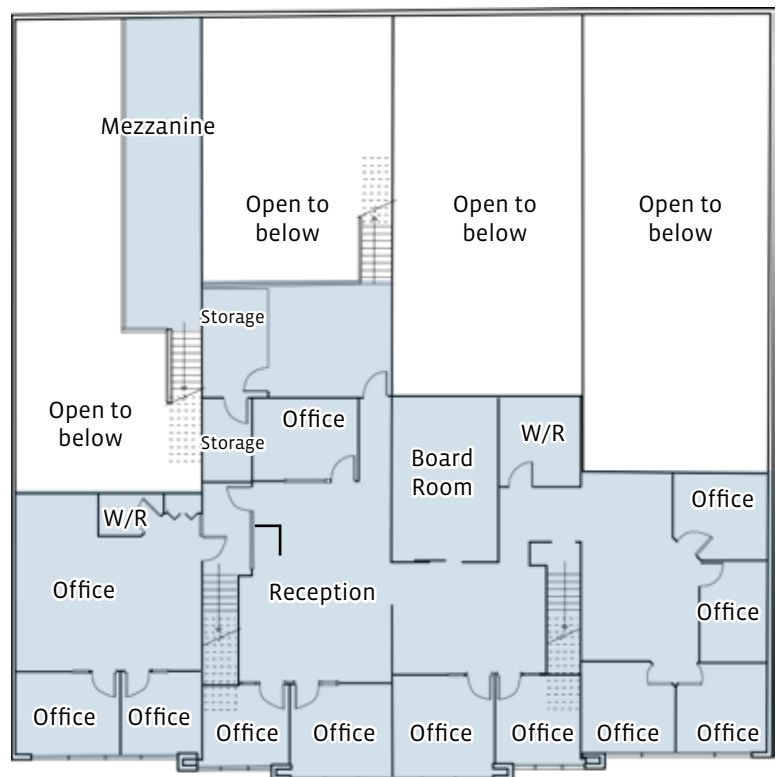
Contact listing agents for price guidance.

FLOOR PLANS

Ground Floor



Second Floor



FOR MORE INFORMATION CALL 604.583.2500

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LOCATION

Located in Port Kells on 92A Avenue, just off 200 Street, the property provides convenient access to Highway 1, Golden Ears Bridge and the immediate amenities and complimentary businesses in Port Kells and Walnut Grove. Port Kells is one of the most sought after industrial submarkets in the Fraser Valley with neighbours including Overwaitea, Best Buy, Cummins, Fountain Tire, and Kal Tire.

PROPERTY DOCUMENTATION

The following information is available upon request:

- Floor plans
- BC Assessments
- Tax reports and titles
- Zoning bylaw

For access to the above documents please contact the listing agents.

LOCATION MAP



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