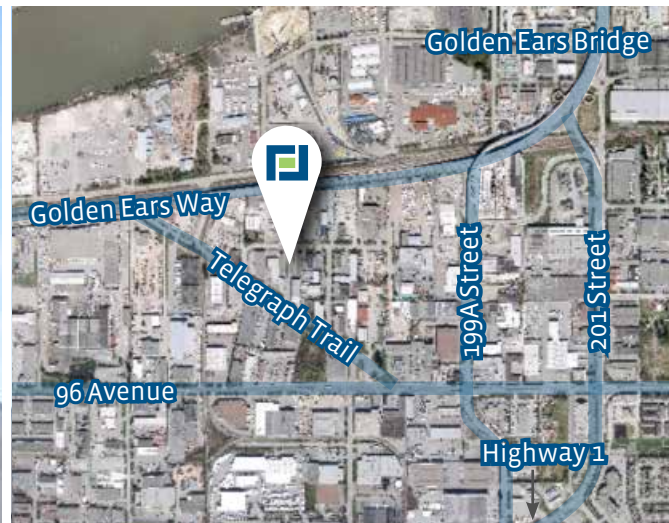


# FOR LEASE

2,223 SF INDUSTRIAL UNIT IN PORT KELLS

207/307 – 19736 98 Avenue  
Langley, BC



LOCAL FOCUS. POWERFUL RESULTS.

## PROPERTY HIGHLIGHTS:

- 2,223 sf industrial unit in Port Kells
- 2 grade loading doors (front and rear access)
- Excellent access to Highway 1 and Golden Ears Bridge
- \$10.00/sf net

*For more information*

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**FLRE.ca**

# FOR LEASE

2,223 SF INDUSTRIAL UNIT IN PORT KELLS

207/307 – 19736 98 Avenue  
Langley, BC

## OPPORTUNITY

The opportunity to lease a 2,223 square foot industrial unit consisting of 1,137 square feet of ground floor warehouse and a 1,086 square foot mezzanine, excellent for storage or office. This unit is an exceptional opportunity for a small business requiring a workshop and/or storage space. The unit has 2 grade doors providing front and rear access/drive-thru capabilities.

## LOCATION

Located in heart of Port Kells, this unit boasts close proximity to the Golden Ears Bridge and the 200th Street/Highway 1 interchange. This location provides easy access across Metro Vancouver as well as nearby amenities in Walnut Grove.

## PROPERTY FEATURES

- 1,137 sf ground floor warehouse
- 1,086 sf mezzanine
- 1 newly renovated washroom
- Available May 1, 2018
- 2 grade doors
- Front and rear access/drive-thru capabilities
- 3 phase power

## ZONING

M-2 (General Industrial)

## BASIC RENT

\$10.00 psf

## ADDITIONAL RENT

\$3.25 psf

## TOTAL MONTHLY

\$2,454.56 plus GST

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Mezzanine

Ground Floor

