

FOR LEASE

Unit 104

5783 200 Street
Langley, BC

Warehouse & Office Space

HIGHLIGHTS

- Warehouse area with grade loading
- A strategically located mixed-use plaza on a major arterial route
- Ingress and egress from 200 Street
- Signage opportunity
- Ample parking
- Unauthorized mezzanine open floor area



Razi Mohamed*

Vice President

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member of
CORFAC
INTERNATIONAL

PROPERTY SUMMARY

Address

Unit 104 -5783 200 Street, Langley

Zoning

Industrial - Contact the listing agent for a copy of the zoning by-laws

Size

Ground Floor Warehouse: 1500 Sq. Ft. *

Unauthorized Mezzanine: 850 Sq. Ft. *

*Approximately

Asking Lease Rate

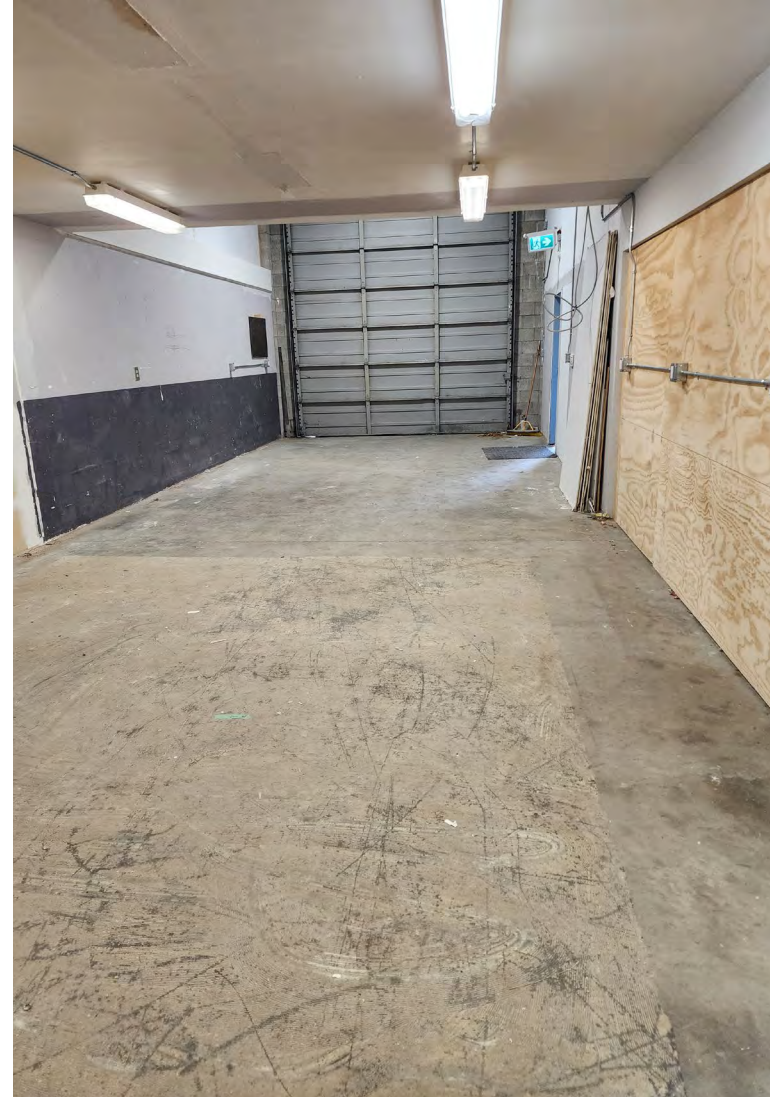
Gross Monthly Rent: \$3,500 + GST

OPPORTUNITY

Macdonald Commercial is pleased to present the opportunity to lease a centrally located Mixed-Use Industrial Building along 200 Street, on a high-volume corridor in Langley. The unit is ideal for storage and other warehouse-related uses.

LOCATION

The property is in a rapidly growing retail and residential development area of Langley, with close proximity to key transportation infrastructure and major arterials. This makes the property a prime location for growing businesses.



AMENITIES

1 WILLOWBROOK SHOPPING CENTRE

- » TNT Supermarket
- » The Bay
- » Winners
- » Starbucks
- » SportChek
- » Toys 'R' Us

2 SAFEWAY

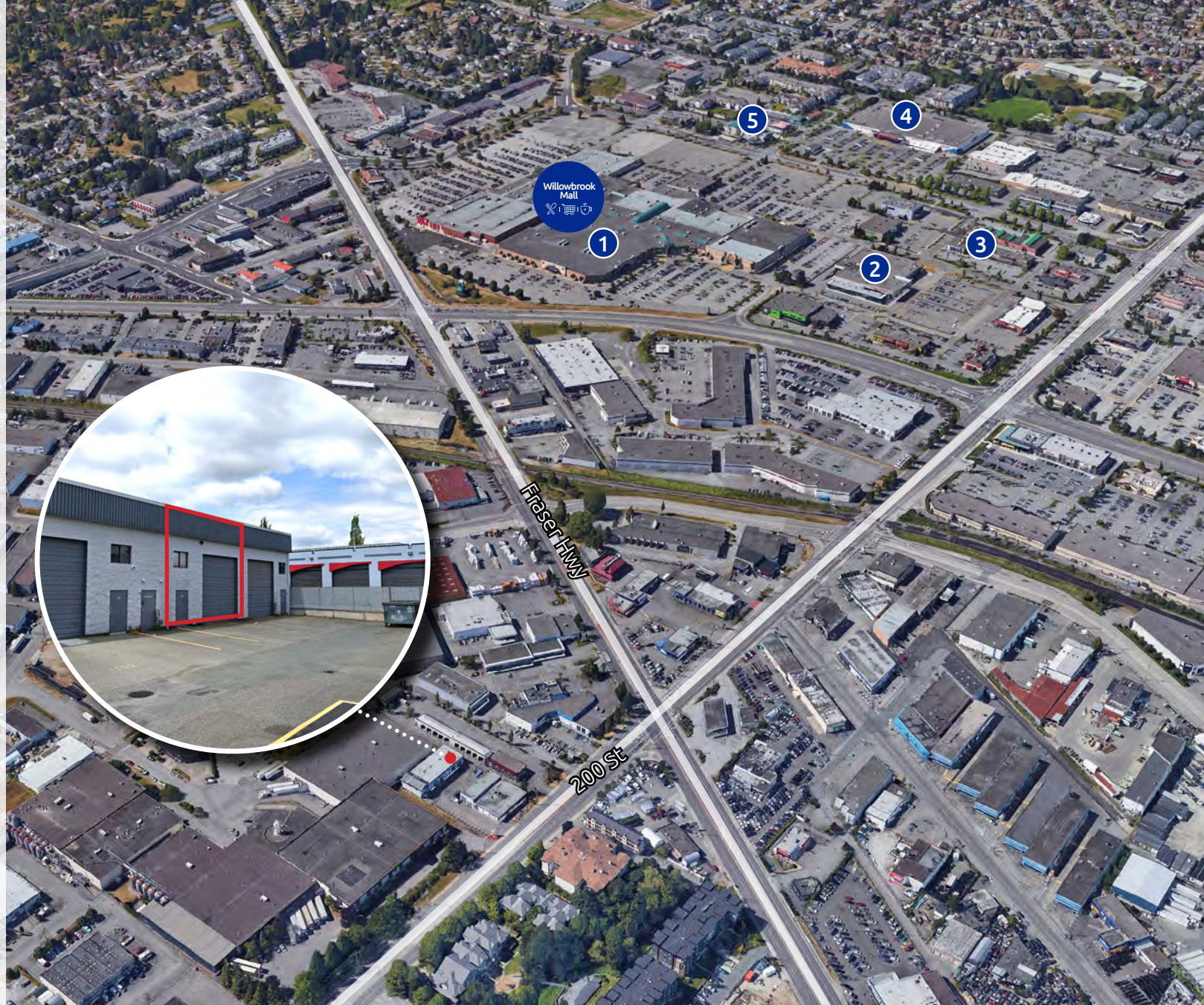
3 CANADIAN TIRE

4 SUPERSTORE

5 DENNY'S

Drive time to

| | |
|-----------|--------|
| Downtown | 5 min |
| Langley | |
| US Border | 27 min |
| YVR | 49 min |



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