

FOR SALE

LARGE-SCALE INDUSTRIAL DEVELOPMENT SITE

19886, 19860 & 19840 30 Avenue, Langley, BC



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**Personal Real Estate Corporation*

Macdonald
COMMERCIAL

— member of —

CORFAC
INTERNATIONAL

BROOKSWOOD LAND ASSEMBLY

Langley, BC

OPPORTUNITY

A rare opportunity to acquire ±6.8 acres of contiguous, employment-designated land in Brookswood. This large-scale assembly is strategically positioned for industrial, tech, and flex-use development, supporting a wide range of employment-generating uses. Perfect for Developers or Owner Users for phased strata industrial, build-to-suit, or investment-grade hold, this site presents an exceptional opportunity to capitalize on Langley’s expanding employment corridor and long-term economic growth policies.

PROPERTY DETAILS

CIVIC ADDRESSES

19886, 19860 & 19840
30 Ave Langley

MUNICIPALITY

Langley Township

AREA PLAN

Brookswood Booth
Neighbourhood

DESIGNATED

Employment

TOTAL SITE AREA

± 6.8 Acres

ZONING

SR 2 - Suburban Residential
Zone

DENSITY

1 FAR

PRICE

Contact Listing Agent

19886 30 Avenue

LOT SIZE

2.25 Acres

ASSESSMENT 2025

\$6,581,000

PID

004-254-490

IMPROVEMENTS

Land only

19860 30 Avenue

LOT SIZE

2.31 Acres

ASSESSMENT 2025

\$7,000,000

PID

006-756-476

IMPROVEMENTS

2,052 SF Single Family Home

19840 30 Avenue

LOT SIZE

2.26 Acres

ASSESSMENT 2025

\$2,219,000

PID

004-017-030

IMPROVEMENTS

2,384 SF Single Family Home

200 ST

30 AVE

488'

610'


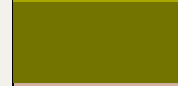











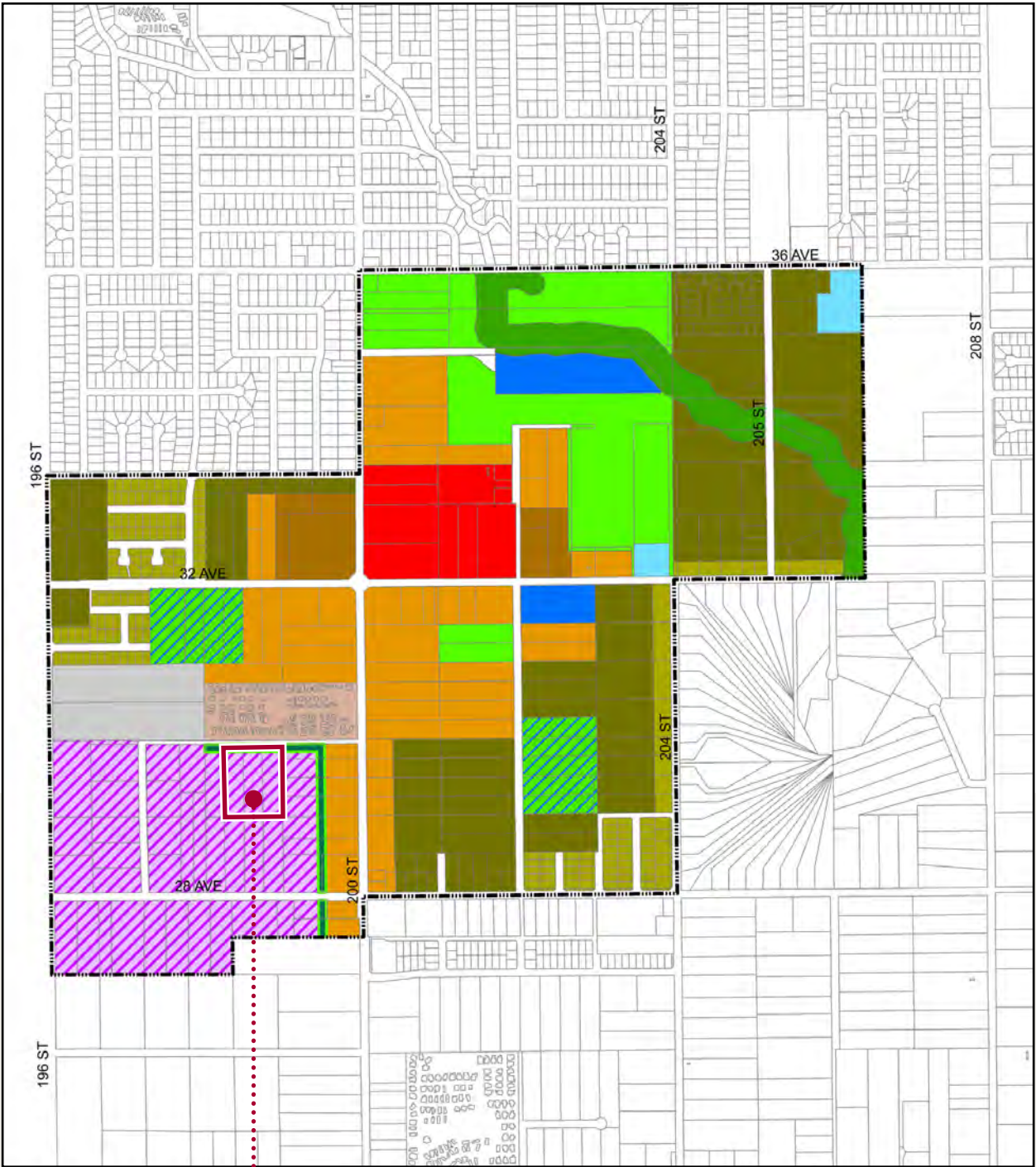
BROOKSWOOD BOOTH NEIGHBOURHOOD PLAN

The Booth Neighbourhood Plan is a comprehensive land use and servicing blueprint within the Brookswood–Fernridge area of Langley, guiding growth through a balance of residential, employment, institutional, and green space uses. The Plan promotes complete community development by supporting walkable streets, well-integrated parks and schools, and job-generating employment lands, all while protecting natural assets and ensuring high-quality urban design.

The Employment land use designation is intended to generate long-term job opportunities within the community while ensuring land uses are compatible with surrounding residential areas. These lands support a broad mix of light industrial, warehouse, and technology-based uses with a focus on clean operations and site design that minimizes impacts on nearby homes.

- » Light manufacturing
- » Warehousing and logistics
- » Scientific, technical, or IT research
- » Indoor/outdoor storage
- » Breweries/distilleries
- » Public works and maintenance yards
- » Restaurants and cafes

Map 1 Colour	Land Use	Corresponding Zone
	SSMUH 2	R-1E Residential Zone P-1 Civic Institutional P-2 Community Care Facility
	SSMUH 3	R-1D Residential Zone P-1 Civic Institutional P-2 Community Care Facility
	Manufactured Home Park	MH-1 Residential Manufactured Home Park Zone
	Rowhouse/Townhouse	R-CL (RH2) Rowhouse CD- Comprehensive Development P-1 Civic Institutional
	Apartment	CD- Comprehensive Development P-1 Civic Institutional
	Commercial Village	CD Zone P-1 Civic Institutional
	Institutional	P-1 Civic Institutional
	Park and Open Space	P-1 Civic Institutional
	Aquatic Conservation	P-7 Aquatic Conservation
	Employment	M-1A and M1B Service Industrial
	Utility	Every Zone



SUBJECT PROPERTIES

BROOKSWOOD LAND USE MAP

Source: Booth Neighbourhood Plan, Bylaw No. 6008, Brookswood-Fernridge Community Plan, Township of Langley

SITE HIGHLIGHTS

DEVELOPMENT POTENTIAL

Designated Employment, which is in high demand and short supply in South Langley, this site supports a wide range of industrial and commercial uses. With up to 600,000 potential buildable sq. f.t, making it ideal for strata industrial, multi-bay business parks, or build-to-suit for owner-users.

PRIME LOCATION & CONNECTIVITY

Situated along 30 Avenue, the site offers excellent exposure and accessibility. It's in close proximity to Highway 1, Highway 15, U.S. Border crossings, and key regional ports. Surrounded by established and emerging business hubs, the location is perfectly positioned to serve both local and cross-border markets.

SCALE

±6.8 acre total consolidated site, with potential to be sold as a whole or on an individual parcel basis. This scale is rare in South Langley and offers developers flexibility to phase, strata-title, or customize site planning based on market demand.

EFFICIENCY

The site benefits from a flat topography, reducing site preparation costs and allowing for efficient building layouts, parking, and truck maneuvering. The site's physical readiness complements the policy support and servicing framework outlined in the Brookswood Engineering Services Plan.

PROMINENT COMPANIES

1

Loblaw Companies

2

Amazon Delivery Station

3

DSV Canada

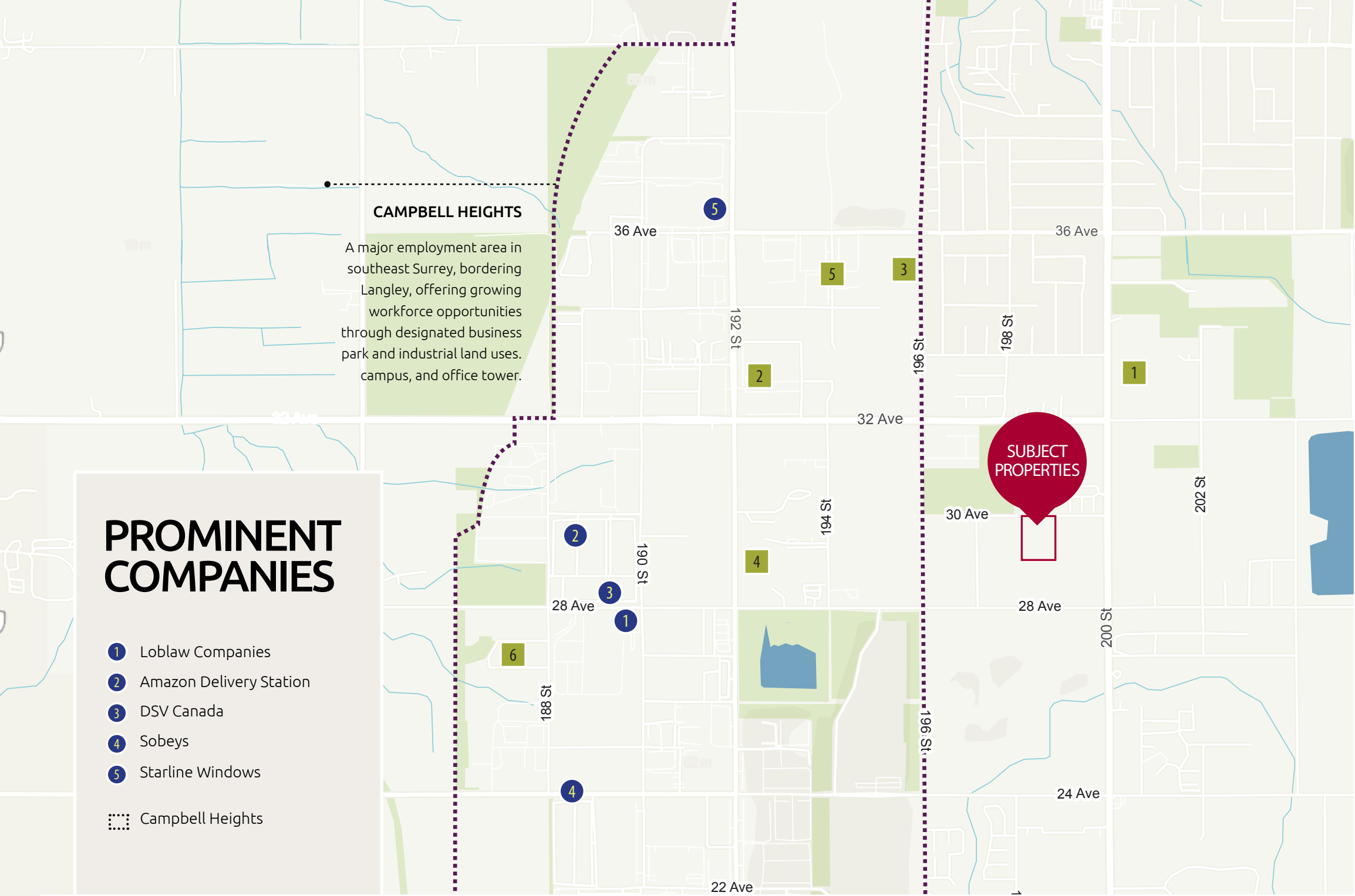
4

Sobeys

5

Starline Windows

Campbell Heights



NOTABLE NEW DEVELOPMENTS

- 1

Commercial Village
Jim Pattison
- 2

The Quad
Beedie
- 3

One95
Cedar Coast
- 4

Latimer Lake Logistics Park
Heppell
- 5

Creekside Industrial Centre
Beedie
- 6

Sunmark Business Centre
Sunmark

Proximity to Major Transportation & Municipalities

HIGHWAY ACCESS

Highway 15 (176 Street)	Highway 1 (Trans-Canada Highway)
~6km ~8min	~12km ~20min
Highway 99	Highway 17 (South Fraser Perimeter Road)
~12km ~20min	~21km ~35min

BORDER CROSSINGS & AIRPORTS

CN Intermodal	Abbotsford International Airport
29min	29min
Fraser Surrey Docks	US Border - Lynden
37min	39min
Deltaport	Centerm & Vanterm
41min	50min

MUNICIPALITIES

Langley City	Surrey	Abbotsford
12min	23min	42min
Mission	Vancouver	Chiliwack
48min	50min	55min

FOR MORE INFORMATION, PLEASE CONTACT:

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