

FOR SALE

LARGE-SCALE INDUSTRIAL DEVELOPMENT SITE

19886, 19860 & 19840 30 Avenue, Langley, BC



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**Personal Real Estate Corporation*

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COMMERCIAL

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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	TOTAL SITE AREA
19886, 19860 & 19840 30 Ave Langley	± 6.8 Acres
MUNICIPALITY	ZONING
Langley Township	SR 2 - Suburban Residential Zone
AREA PLAN	DENSITY
Brookswood Booth Neighbourhood	1 FAR
DESIGNATED	PRICE
Employment	Contact Listing Agent

**19886
30 Avenue**

**19860
30 Avenue**

**19840
30 Avenue**

LOT SIZE	ASSESSMENT 2025	PID	IMPROVEMENTS
2.25 Acres	\$6,581,000	004-254-490	Land only
2.31 Acres	\$7,000,000	006-756-476	2,052 SF Single Family Home
2.26 Acres	\$2,219,000	004-017-030	2,384 SF Single Family Home

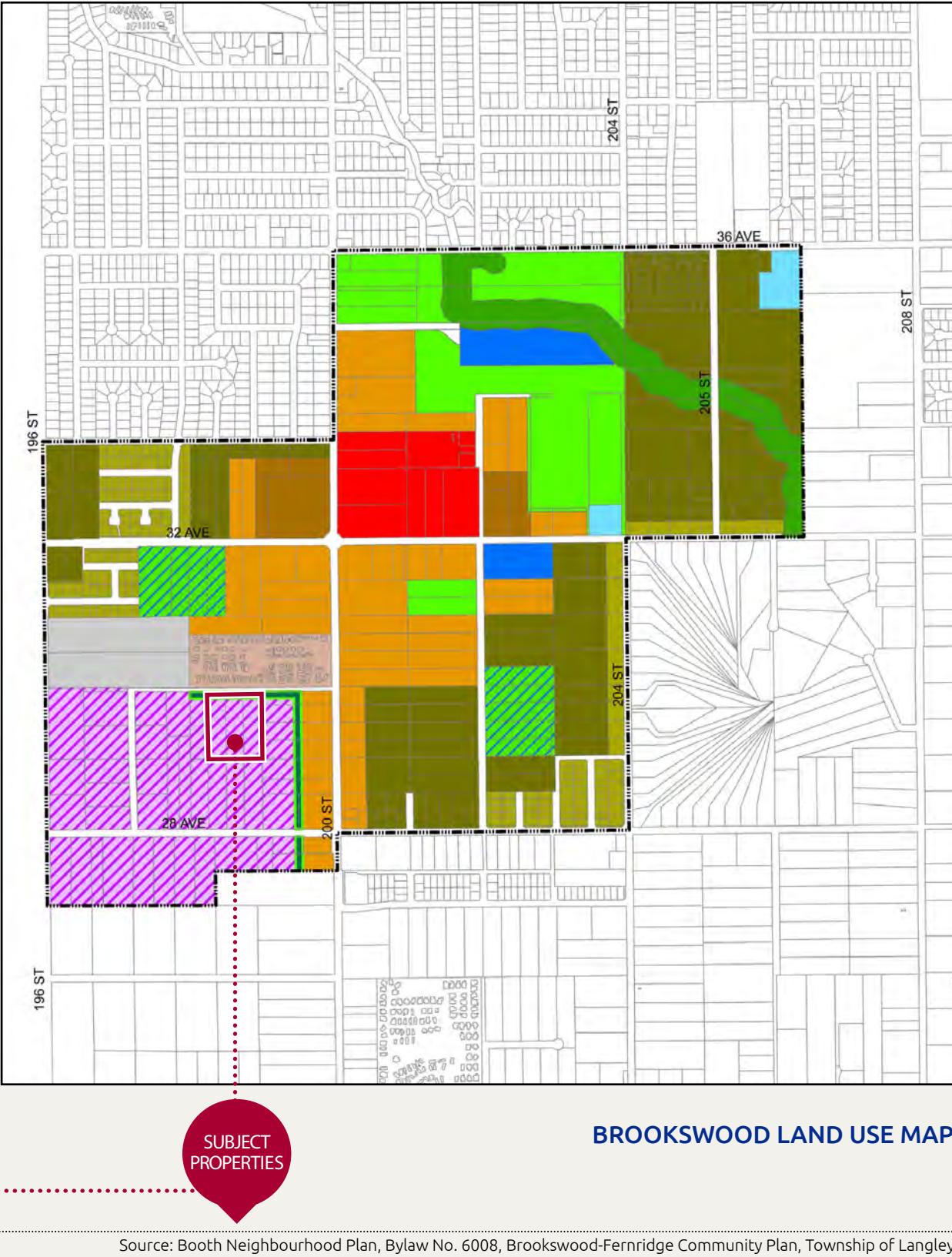
BROOKSWOOD BOOTH NEIGHBOURHOOD PLAN

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	



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.

NOTABLE NEW DEVELOPMENTS



Commercial Village

Jim Pattison



The Quad

Beedie



One95

Cedar Coast



Latimer Lake Logistics Park

Heppell



Creekside Industrial Centre

Beedie



Sunmark Business Centre

Sunmark

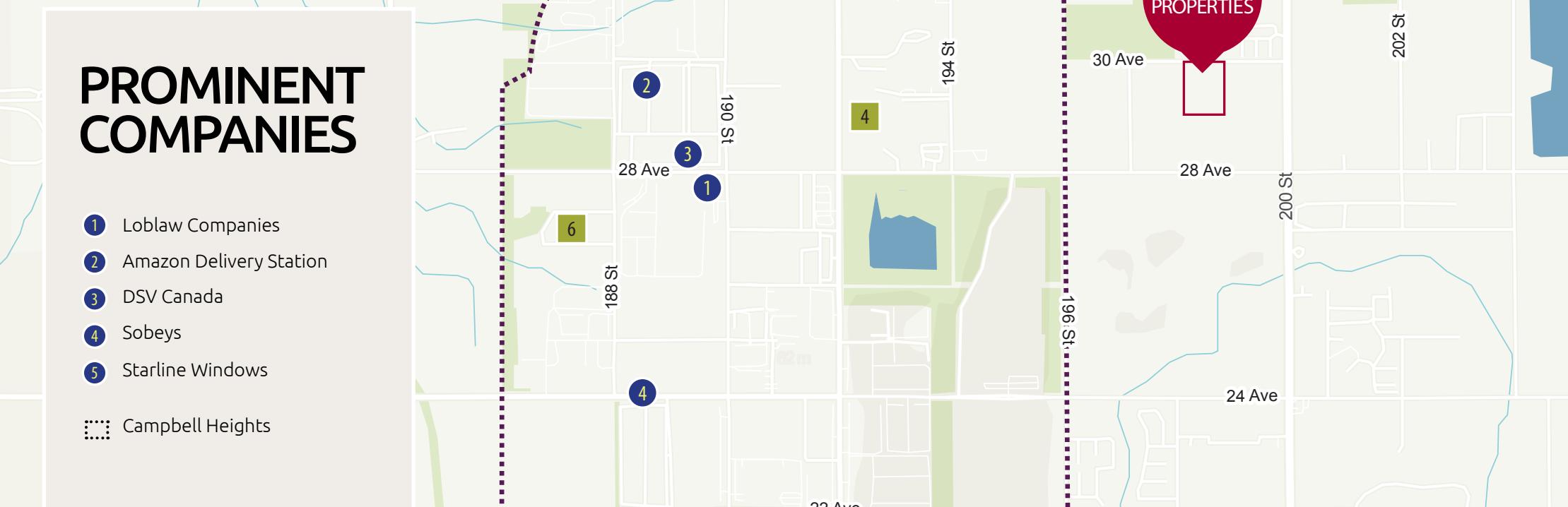
PROMINENT COMPANIES

- 1 Loblaw Companies
- 2 Amazon Delivery Station
- 3 DSV Canada
- 4 Sobeys
- 5 Starline Windows

Campbell Heights

CAMPBELL HEIGHTS

A major employment area in southeast Surrey, bordering Langley, offering growing workforce opportunities through designated business park and industrial land uses. campus, and office tower.



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
37 min	39min
Deltaport	Centerm & Vanterm
41min	50min

MUNICIPALITIES

Langley City	Surrey	Abbotsford
12min	23min	42min
Mission	Vancouver	Chilliwack
48min	50min	55min
Centerm & Vanterm	Chilliwack	Chilliwack

FOR MORE INFORMATION, PLEASE CONTACT:

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