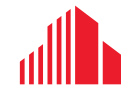


FOR LEASE | INDUSTRIAL OFFICE & WAREHOUSE SPACE

9110 196A STREET

LANGLEY TWP, BC V1M 3B4



**CUSHMAN &
WAKEFIELD**

9110 196A STREET

LANGLEY TWP, BC V1M 3B4

Property Overview

Situated in the heart of Langley's industrial hub, 9110 196A street offers 21 built-out offices and two warehouses for lease offering seamless connectivity to Greater Vancouver with easy access to major highways including Highway 1, the Golden Ear Bridge and 200th Street. This property boasts generous floor space area with high ceilings, ideal for manufacturing, warehousing, and distribution, with well appointed office space providing comfortable and professional environment.

Property Highlights

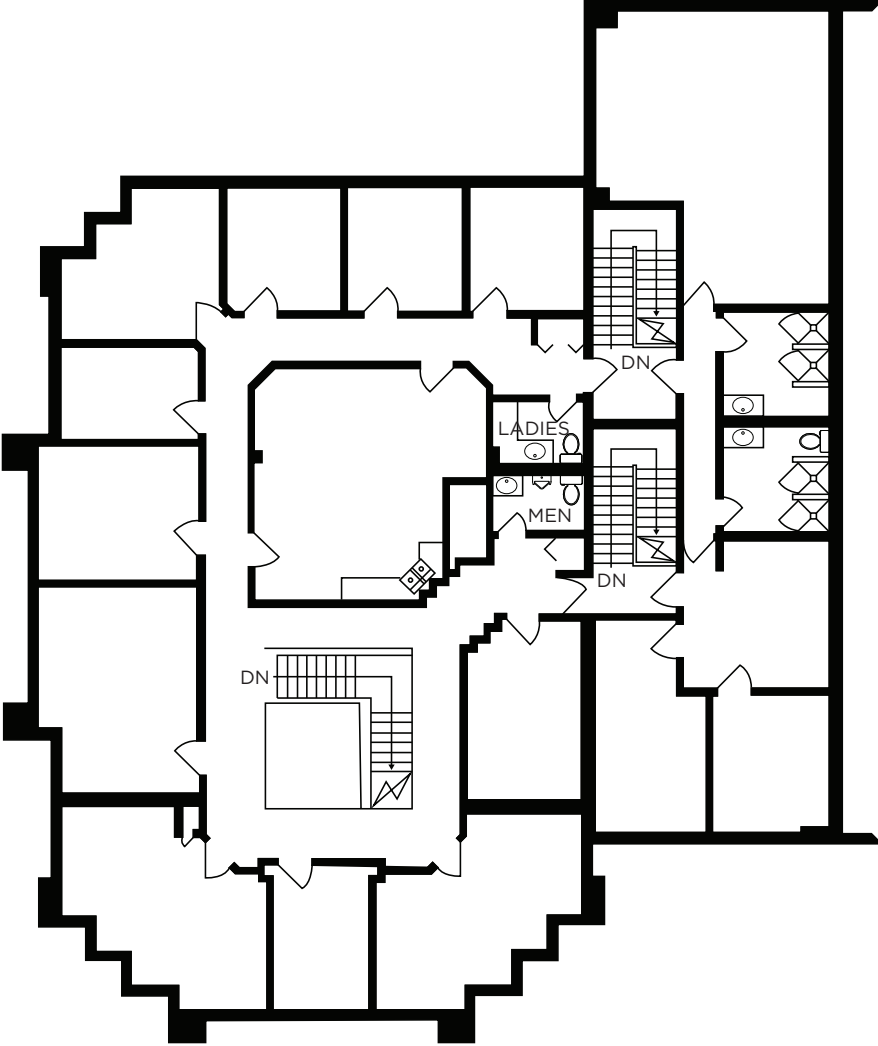
- Cul-de-sac location
- Shared access road
- Street parking availability
- 12 parking stalls
- Variety of amenities nearby including shopping, dining and outdoor/indoor recreation



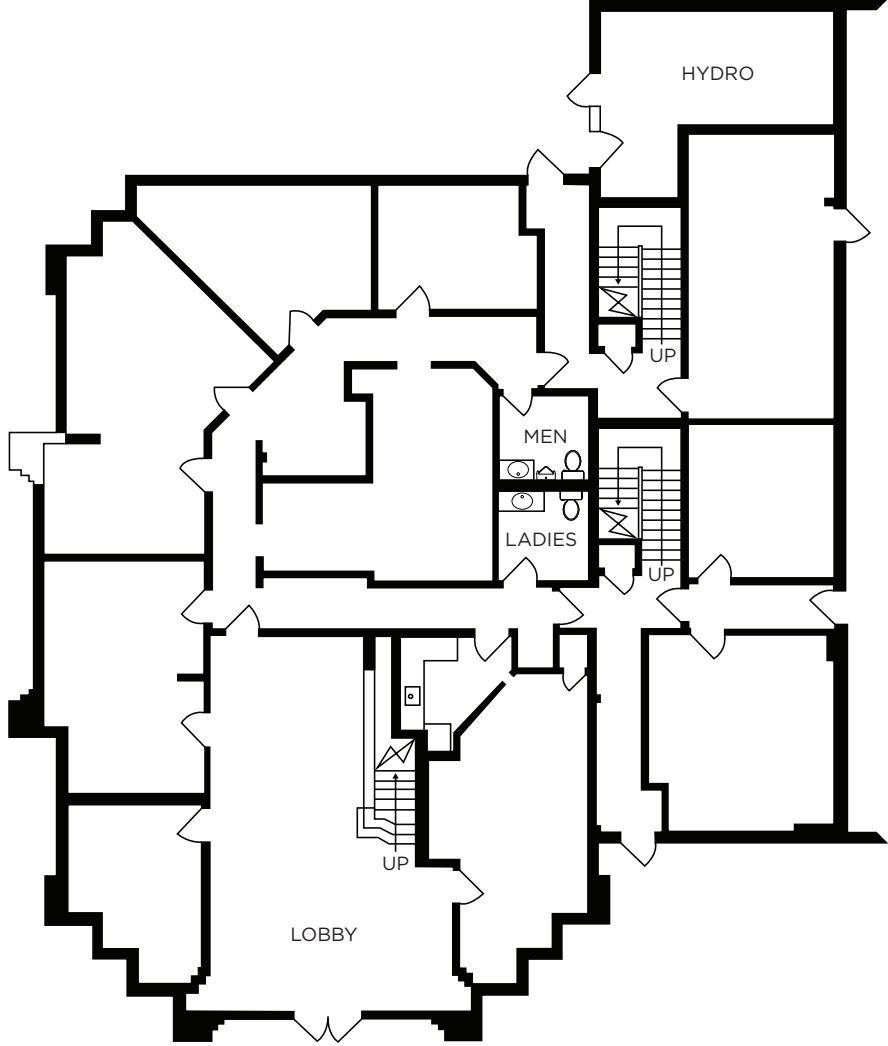
Office	Warehouse	Secondary Warehouse
<ul style="list-style-type: none"> • 8,937 SF • 21 offices • 6 washroom (two with showers) • A/C re-done 2 years ago • Large skylight • Full kitchen/lunchroom + kitchenette 	<ul style="list-style-type: none"> • 5,528 SF • 23' 5" clear ceiling height to underside of truss • Grade door 12' wide 13' 11" high • Fluorescent lighting • Radiant tube heating • Two skylights • One bathroom warehouse • 3-phase power 	<ul style="list-style-type: none"> • 13' 11" ceiling height • 10 ft high 8' 11" wide grade doors on both ends "Drive-through Warehouse" • Net Asking Rate - \$22.50 PSF • Additional Rent - \$8.03 PSF (2024)

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Floor Plan



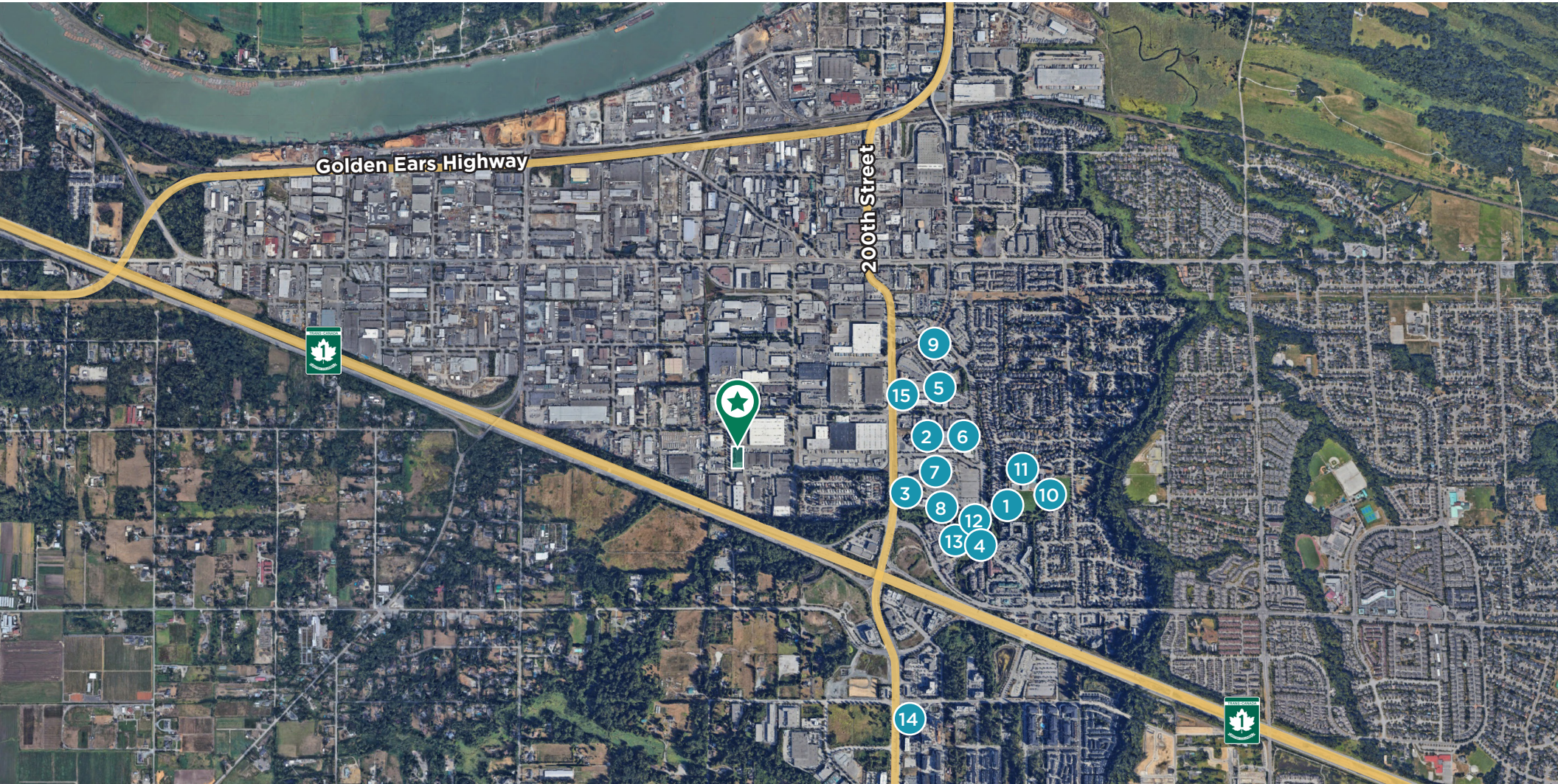
UPPER FLOOR



LOWER FLOOR

9110 196A STREET

LANGLEY TWP, BC V1M 3B4



1. The Keg Steakhouse + Bar
2. The Old Spaghetti Factory
3. Barley Merchant Taproom & Kitchen
4. Browns Social house
5. Smugglers Trail Caskworks Brewery and Kitchen
6. Langley Sportsplex
7. Cineplex
8. Happyland Early Learning Centre
9. Pebbles and Piaget Early Learning
10. Dorothy Peacock Park
11. Dorothy Peacock Elementary
12. Fresh Street Market
13. The Village at Thunderbird Centre
14. Tim Hortons
15. Shell Gas Station



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