

10167 199B Street

+/-29,000 SF Warehouse | 16,000 SF Excess Yard

For Lease: Industrial

Max Wiltshire

Personal Real Estate Corporation

Vice President

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your business
will grow.

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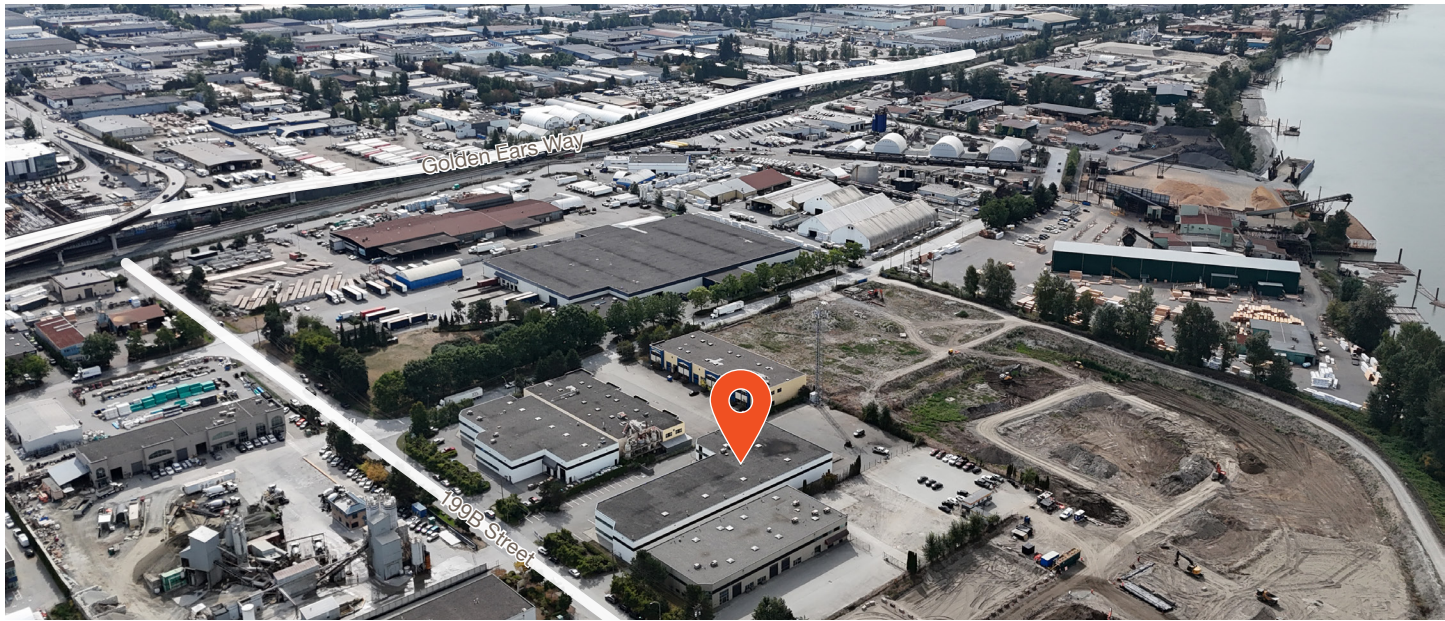
520-800 West Pender Street, Vancouver
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10167 199B Street



Location

The subject property is located within the Port Kells industrial area of Langley. The property is a strategic location for logistics, manufacturing and warehousing. The property has a favorable M-3 heavy industrial zoning, allowing for a wide variety of tenants and uses. The property is immediately accessible via Golden Ears Bridge, 200th St and Highway #1, with excellent access to the surrounding markets of Langley, Surrey, Maple Ridge and Abbotsford.



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10167 199B Street



- 1,763 SF Ground Floor Office
- 1,763 SF Mezzanine Office
- 5 private offices, 4 open format
- Ground floor kitchen/lunchroom/boardroom
- M+F washrooms up and down



- Warehouse ceiling height: 25' clear
- Warehouse area: 28,912 SF
- 7 dock doors at rear of warehouse
- 4 grade doors (1 at rear, 3 on side)



- Excess yard area: 16,000 SF
- Power Supply: 400A power
- In-place professional street front signage
- Available September 1st, 2026

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10167 199B Street



Asking Rates

- \$

Building

\$19.95/SF
- \$

Excess Yard Area

\$3.75/SF
- Management Fee

3%
- Calendar

Available

September 2026

Property Features

- Location pin

Address

10167 199B Street, Langley BC
- Lot

Lot Size

2.00 acres

Excess Yard Area

16,000 SF
- Car

Parking

30 Off-Street Parking Stalls
- Building

Zoning

M3 - Heavy Industrial Zone
- Hourglass

Year Built

1997
- Dollar

Property Taxes (2026)

\$160,000

Additional Rent (2026)

\$5.50/SF

Warehouse Features

- Lot

Size

28,912 SF

Up and down arrows

Ceiling Height

25' Clear
- Truck

Grade Loading Doors

3: Side, 1: Rear

Dock Loading Doors

7
- People

Washrooms

2

Office Features

- Lot

Size

3,526 SF

People

Washrooms

4
- Chair

Private Offices

5

Common Offices

8
- Tools

Amenities

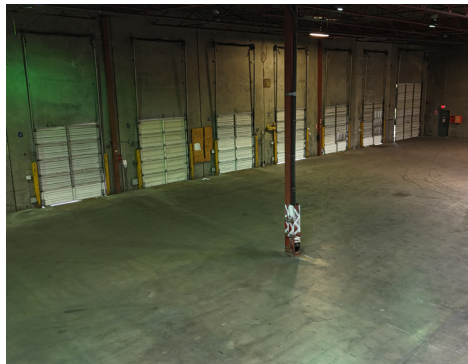
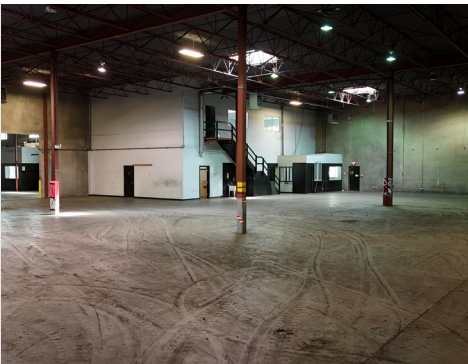
Front Reception, Showroom Area

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Office



Warehouse



Exterior





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