

Industrial | For Lease

CBRE

Unit 103/104, 203

9489 200th Street

Langley, BC

14,440 SF to 44,470 SF of Industrial Distribution Space
Centrally Located in Port Kells



The Opportunity

9489 200th Street is located just off the Trans-Canada Highway (Hwy 1) in the Port Kells submarket in Northwest Langley. The property consists of a two-building multi-tenant complex totalling approximately 120,000 SF in a business park setting with excellent corporate appeal and frontage onto 199A Street.

The property currently offers two spaces for lease from 14,440 SF to 30,030 SF, or for a combined footprint of 44,470 SF. The units feature high end glazing, dock and grade loading, 190' loading court between buildings, and 26' clear height ceilings.

Available Space

Unit 103/104: 30,030 SF
 Unit 203: 14,440 SF

Available

Available for Headlease or Sublease
 (Contact Listing Agents For More Information)

Zoning

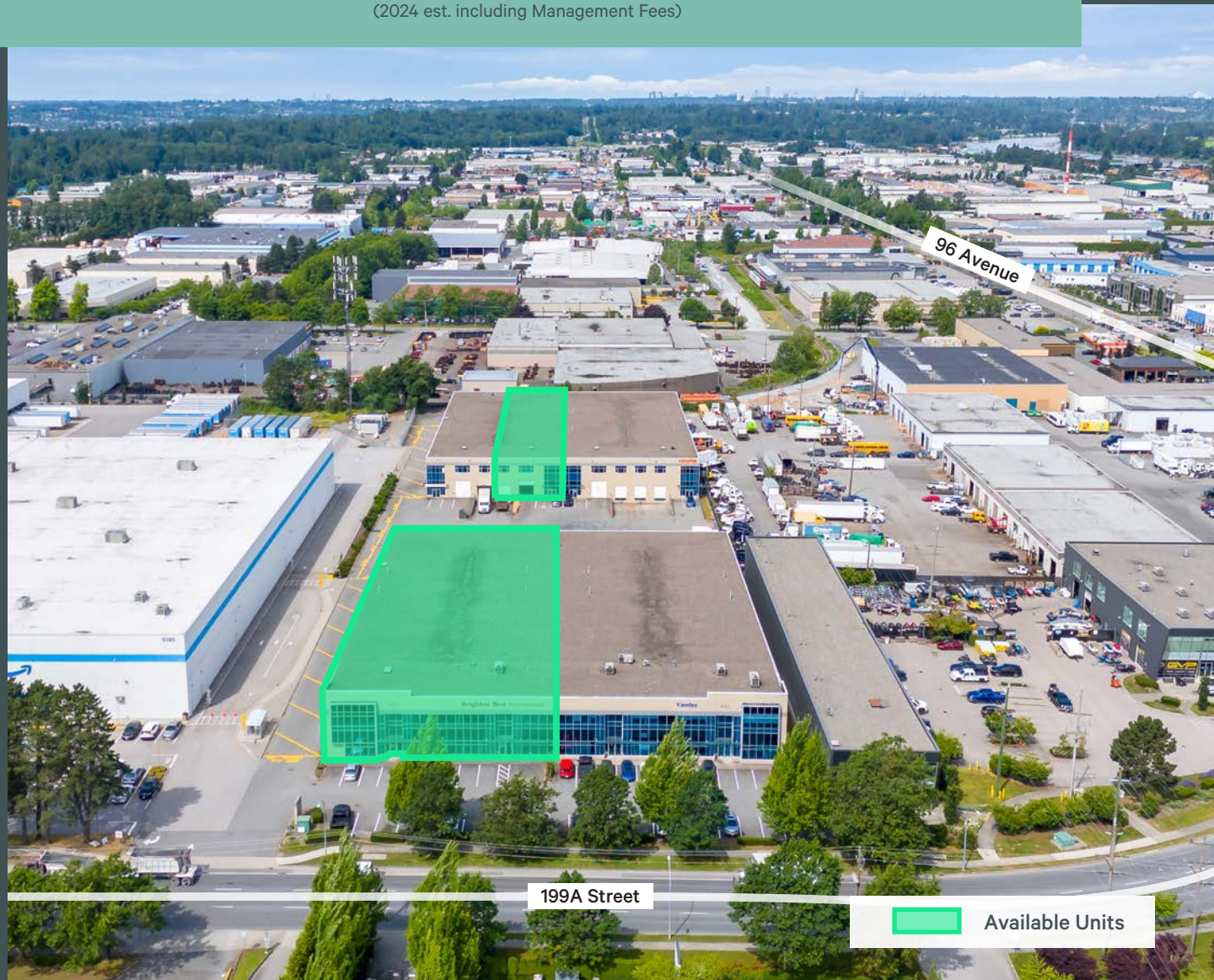
M1-A
 (Service Industrial Zone)

Asking Lease Rate

\$22.00 PSF

Taxes & Operating Cost

\$5.50 PSF
 (2024 est. including Management Fees)



The Location

9489 200th Street is located to the west of 200th Street and just south of 96 Avenue, minutes from the 200th Street exit on the Trans-Canada Highway (Hwy 1). The property is strategically positioned between the two most prominent routes within Port Kells, Golden Ears Way to the north and Trans-Canada Highway to the south, providing easy connection across the Lower Mainland.

The property offers immediate access to public transportation with a bus stop located directly outside the property along 199A Street, connecting to Carvolth Exchange, a key transit exchange, and a park and ride facility. Carvolth Exchange operates 10 bus services connecting to Surrey City Centre, Langley City Centre, New Westminster, Burnaby, and Maple Ridge.



Notable Neighbours in the Area

- 1 Best Buy DC
- 2 Purolator
- 3 Amazon
- 4 Americold Logistics
- 5 Fountain Tire DC
- 6 Martini Film Studios
- 7 Save-On-Foods
- 8 Pattison Food Group
- 9 Domino's DC
- 10 Buy-Low Foods

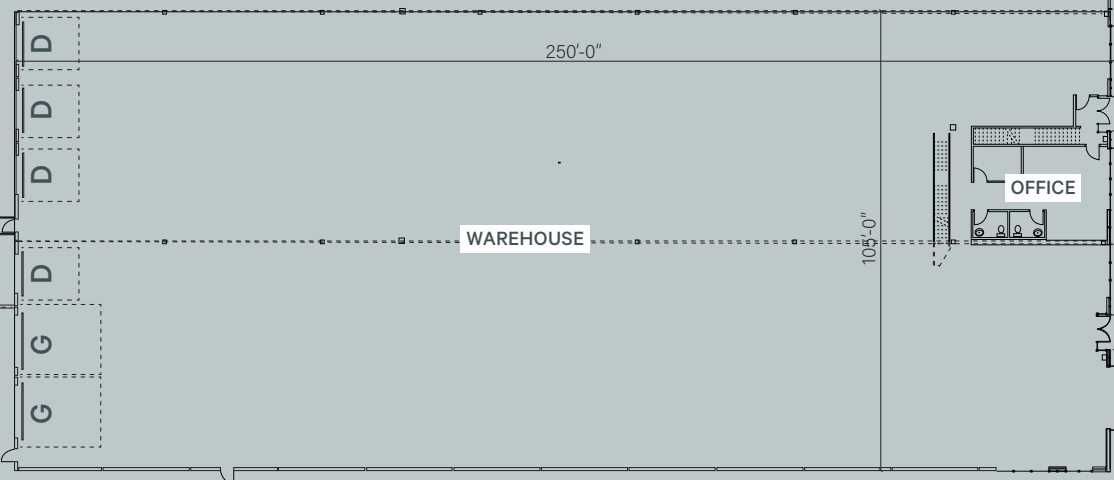


Floor Plan

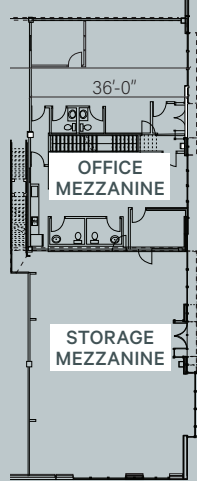
Unit 103/104

Ground Floor Office	945 SF
Office Mezzanine	1,860 SF
Storage Mezzanine	1,860 SF
Ground Floor Warehouse	25,365 SF
Total	30,030 SF

Ground Floor



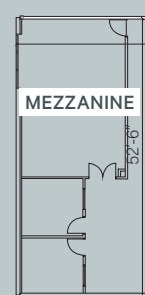
Mezzanine Floor



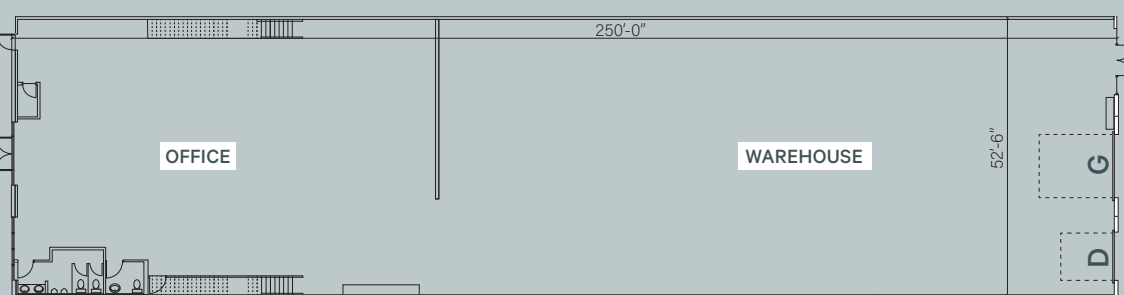
Unit 203

Mezzanine	1,347 SF
Ground Floor Warehouse	13,093 SF
Total	14,440 SF

Mezzanine Floor










Ground Floor



*Areas are approximate. Floor plan not drawn to scale.



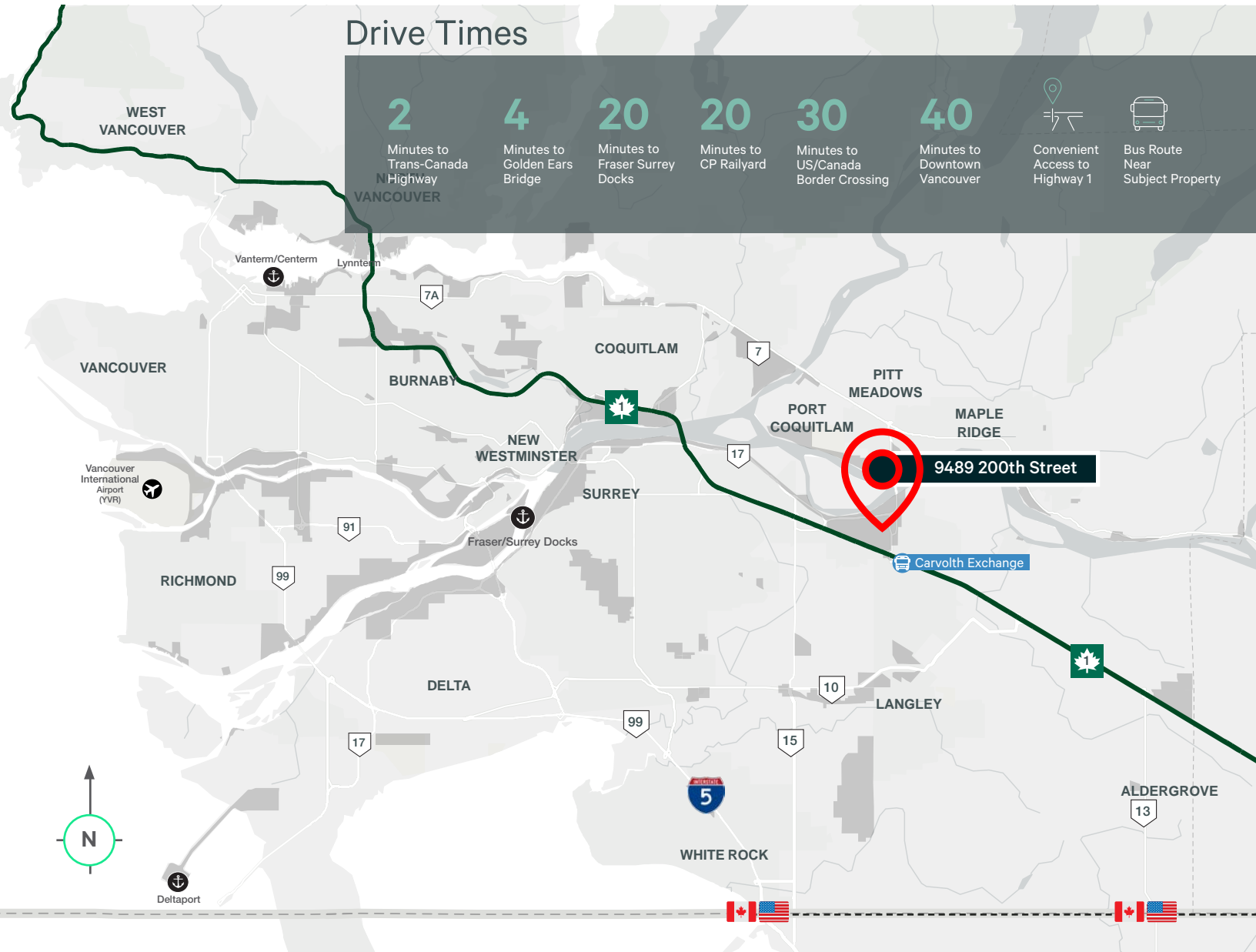
Space Features

-  Concrete tilt-up construction
-  **Unit 103 & 104:** 4 dock and 2 grade loading doors
Unit 203: 1 dock and 1 grade loading door
-  26' clear ceiling height
-  3-phase electrical service per unit
-  Ample on-site parking
-  190' truck maneuvering area between buildings
-  Private office areas and front showroom area



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Unit 103/104, 203 - 9489 200th Street | Langley, BC
14,440 SF to 44,470 SF of Industrial Space in Port Kells/Northwest Langley



 Trans-Canada Highway

Contact

Chris MacCauley

Personal Real Estate Corporation
Executive Vice President
Industrial Properties
Chris.MacCauley@cbre.com
604-662-5190

Travis Blanleil

Personal Real Estate Corporation
Associate Vice President
Industrial Properties
Travis.Blanleil@cbre.com
604-662-5100



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