

**AVISON  
YOUNG**

# For Lease

20691 & 20693 Langley Bypass  
Langley, BC



2,084 – 5,024 sf high exposure  
warehouse units ideally situated  
on the Langley Bypass

**Lauren MacBeath**, Associate  
604 757 4955  
lauren.macbeath@avisonyoung.com

**Joe Lehman\***, Principal  
604 757 4958  
joe.lehman@avisonyoung.com  
*\*Joe Lehman Personal Real Estate Corporation*

**Garth White\***, Principal, SIOR  
604 757 4960  
garth.white@avisonyoung.com  
*\*Garth White Personal Real Estate Corporation*



Unit 104

## Opportunity

Opportunity to lease 2,084 - 5,024 sf of warehouse space in Langley City, directly on the high-exposure Langley Bypass. The units are currently undergoing a unit refresh that will include new paint throughout, new LED lighting, new flooring in office and washrooms, and more.

## Location

The Properties are situated in an ideal location that benefits from easy access to the Langley Bypass and is in proximity to the Fraser Highway interchange. It provides high visibility and exposure to the Langley Bypass, convenient access to the Canada-US border, Cloverdale, Langley City Centre, and 200th Street.

Employees benefit from the multiple close by amenities and will be only a 4 minute drive from the future Surrey-Langley SkyTrain expansion line.

## Zoning

C2 - Service Commercial allows for a wide range of service-oriented commercial uses that require exposure to major roadways. This zoning allows for the following uses, but not limited to:

- Retail warehouse
- Equipment sales, service, and rental
- Repair shop
- Indoor recreation facility

*For a full list please contact listing agents*

## Property highlights

-  19' clear ceiling heights
-  Three phase power
-  Ample parking
-  Small office/ reception area
-  Proximity to local amenities

## Property details

### Unit 104, 20691 Langley Bypass

**UNIT SIZE**

2,084 sf

**ASKING RATE**

\$22.00 psf net

**ESTIMATED ADDITIONAL RENT (2023)**

\$6.55 psf

**LOADING**

One (1) grade level loading doors

**AVAILABLE**

April 1, 2023

### Units 101-103, 20693 Langley Bypass

**UNIT SIZE**

5,024 sf

**ASKING RATE**

\$22.00 psf net

**ESTIMATED ADDITIONAL RENT (2023)**

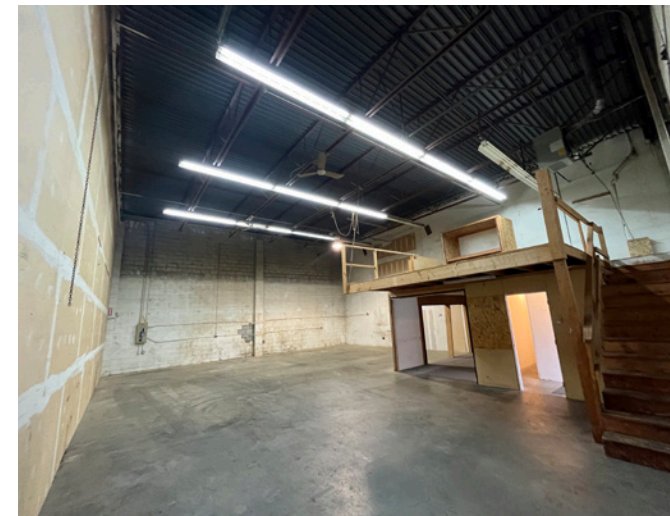
\$6.55 psf

**LOADING**

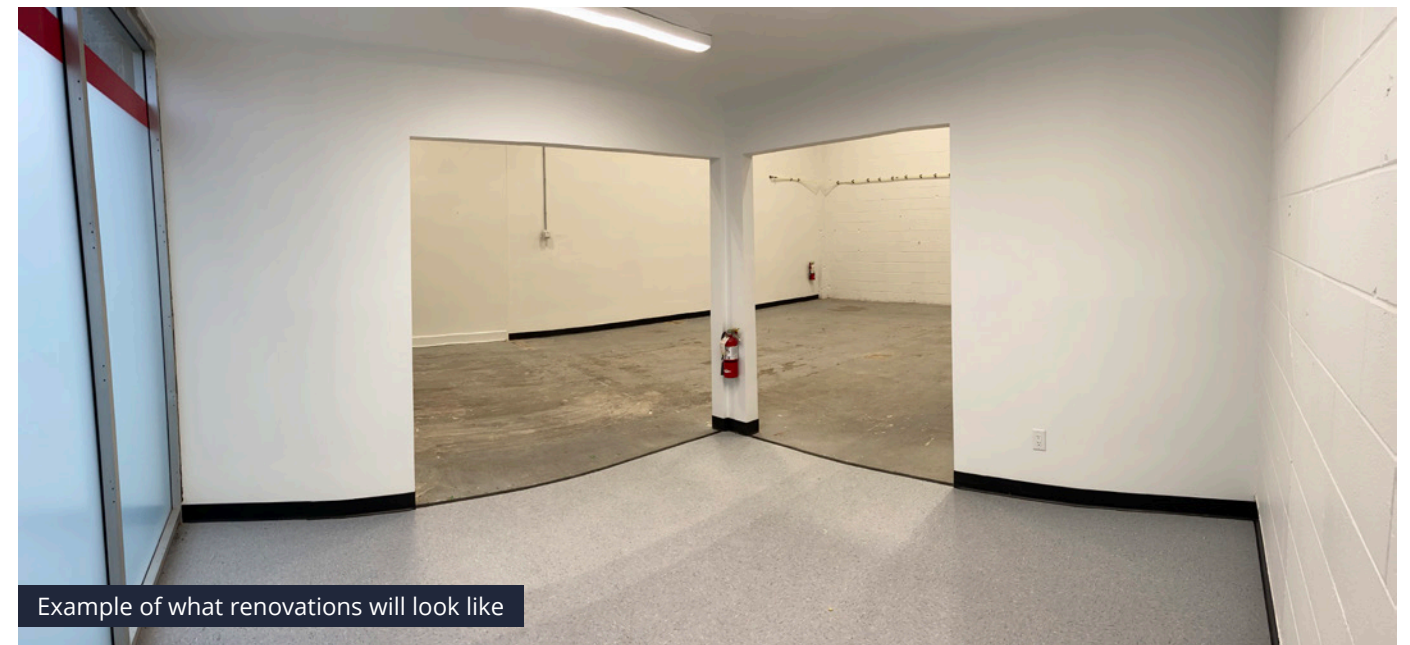
Three (3) grade level loading doors

**AVAILABLE**

May 1, 2023 (estimate)



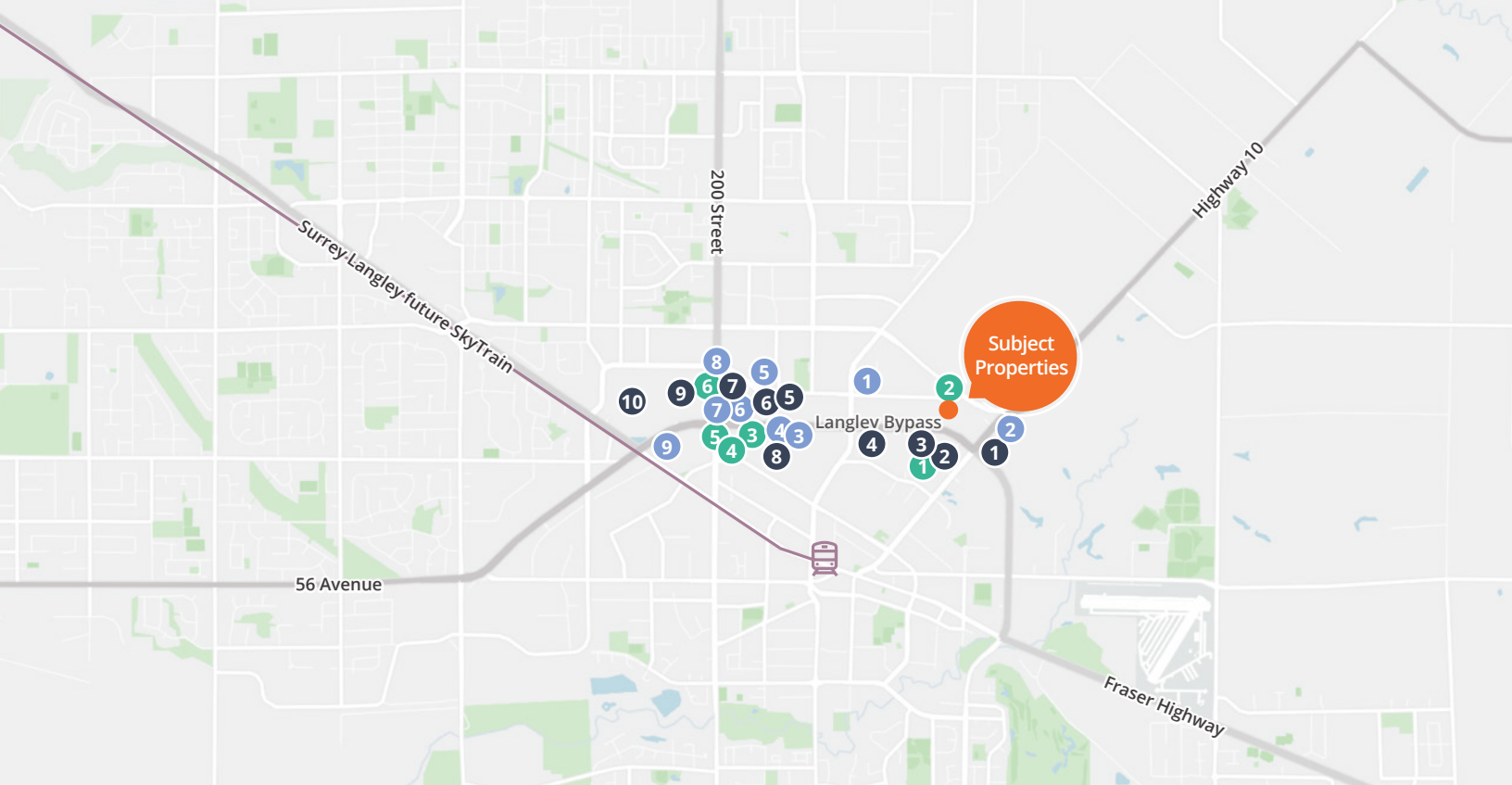
Units 101-103



Example of what renovations will look like



Example of what renovations will look like



## Amenities

### SHOPPING/ SERVICES

1. Esso
2. Visions Electronics
3. Langley Liquor Warehouse
4. Kal Tire
5. Club16 Trevor Linden Fitness
6. PetSmart
7. Indigo - Langley
8. Marshalls & HomeSense
9. Safeway Willowbrook
10. Willowbrook Shopping Centre

### TO GO

1. Roadrunner Restaurant
2. Tim Hortons
3. Nando's PERI-PERi
4. Firecrust - Langley
5. Delphi Cafe
6. Starbucks
7. Quiznos
8. Tim Hortons
9. Chipotle Mexican Grill

### DINING

1. Cora
2. The Best Grill
3. Montana's
4. Olive Garden Italian Restaurant
5. Cactus Club Cafe Langley
6. Browns Socialhouse Langley Centre

*Note: This is only a small list of the amenities located near the Langley Bypass.*

## Drive times

200<sup>th</sup> Street      4 minutes  
 Highway 15      13 minutes  
 Highway 1      15 minutes

Canada-US Border      25 minutes  
 YVR      58 minutes

## Contact for more information

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#2900-1055 West Georgia Street  
 P.O. Box 11109 Royal Centre  
 Vancouver, BC V6E 3P3, Canada

**avisonyoung.ca**

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