

**6297 202 STREET**  
LANGLEY, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## INDUSTRIAL BUILDING **FOR SUBLEASE**

15,031 SF on 0.65 Acres of M-2 Zoned Land

Located in Willowbrook

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## Opportunity

Lee & Associates is pleased to present the opportunity to sublease 15,031 square feet of well-improved industrial building space in the heart of Langley's highly sought-after Willowbrook industrial node. This offering features a functional warehouse configuration suited for a wide range of industrial operations, along with a generous lot size that supports efficient site circulation, storage, and logistics flow.

The building benefits from flexible M-2 General Industrial zoning, which accommodates a broad spectrum of industrial, manufacturing, production, and warehousing uses, making it suitable for businesses seeking space that can adapt to changing operational needs. With its combination of clear height, loading capabilities, office improvements, heavy power, and strong transportation connectivity, the property provides a rare opportunity for tenants to secure a centrally located, move-in-ready industrial facility. Immediate availability further enhances the appeal for companies requiring quick operational deployment or expansion.

## Property Features

- » 24' Ceiling Height
- » Full HVAC Office
- » Sprinklered
- » Equipped with a kitchenette and a lunchroom
- » Heavy 3-Phase Power
- » Four (4) 8' x 10' dock loading doors with leveller
- » One (1) oversized grade (14' x 14') door
- » Forced air heating
- » 1,000-pound crane
- » Concrete block construction



**Lot Size** 28,352.72 SF

**Total Building Area** 15,031 SF

**Zoning** M-2 (General Industrial Zone) ([click to view bylaw](#))

**Basic Rent** Contact Broker

**Additional Rent** \$6.90 PSF (estimate)

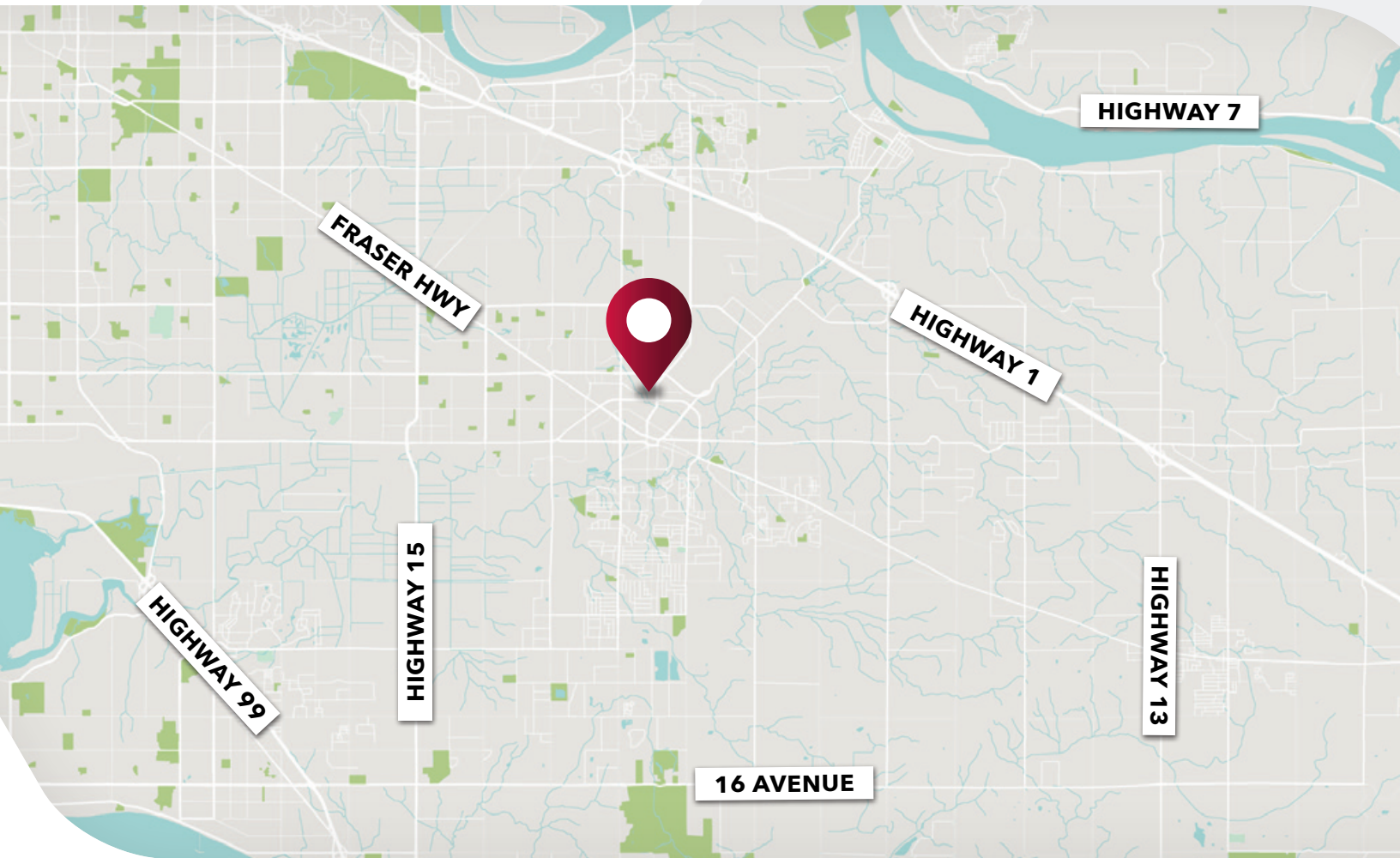
**Property Taxes** \$60,802.02 (2025)

**PID** 011-988-576

**Availability** Immediately

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## Drive Times



**Fraser Highway**  
3 min | 1.4 km



**Port Kells**  
12 min | 8.4 km



**Trans-Canada Highway**  
7 min | 4.2 km



**Highway 7**  
41 min | 27.8 km



**200 Street Interchange**  
5 min | 2.8 km



**Aldergrove Border Crossing**  
33 min | 22.1 km



**Mission**  
49 min | 36.6 km



**Vancouver Intl. Airport**  
56 min | 48.8 km



**Deltaport**  
53 min | 46.4 km

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