



HEAVY POWER 5000A/600V

**48,830 SQ FT FREESTANDING WAREHOUSE
IN LANGLEY CITY CENTRE**

FOR SALE
5744 198th STREET, LANGLEY



RYAN CAULFIELD

Personal Real Estate Corporation
PRINCIPAL | VICE PRESIDENT
604.697.3063 | rcaulfield@cdnglobal.com

GRAEME BULLUS

Personal Real Estate Corporation
PRINCIPAL | SENIOR VICE PRESIDENT
604.697.3050 | gbullus@cdnglobal.com

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THE OPPORTUNITY

A flexible owner-user or investor opportunity to purchase a large-bay, heavy manufacturing industrial building on 1.68 acres with exceptionally heavy power, functional warehouse and updated office improvements. The property is fully leased to long term tenants with termination rights in favour of the landlord. The property is located minutes from the future Willowbrook skytrain station on 196th St providing the potential for future upside.

BUILDING FEATURES

- Concrete block construction (1980)
- 21'10" clear ceiling heights in warehouse
- Forced air gas heating
- Heavy electrical - 5,000A service
- Updated lighting with motion sensors
- Ample windows into warehouse provides natural lighting
- One front grade door (12' x 16') per unit
- One grade door (10' x 12') into rear warehouse
- Two grade doors (14' x 16') into rear warehouse with dock positions on a platform recessed into the concrete floor of the interior warehouse
- One 3-tonne crane, One 1-tonne crane
- Multiple bathrooms in the warehouse
- Well improved offices with HVAC over two levels, 2,016 sq ft per level, with reception, boardroom, private executive offices, open plan area, and two bathrooms

Zoning: I1 (Light Industrial)

TENANT INFORMATION

Tenant 1:	34,070 sq ft (Exp. June 2029)
Tenant 2:	14,760 sq ft (Exp. July 2028)
Total:	48,830 sq ft

Both Tenants have termination options in favour of the Landlord/Purchaser.

Asking Price:

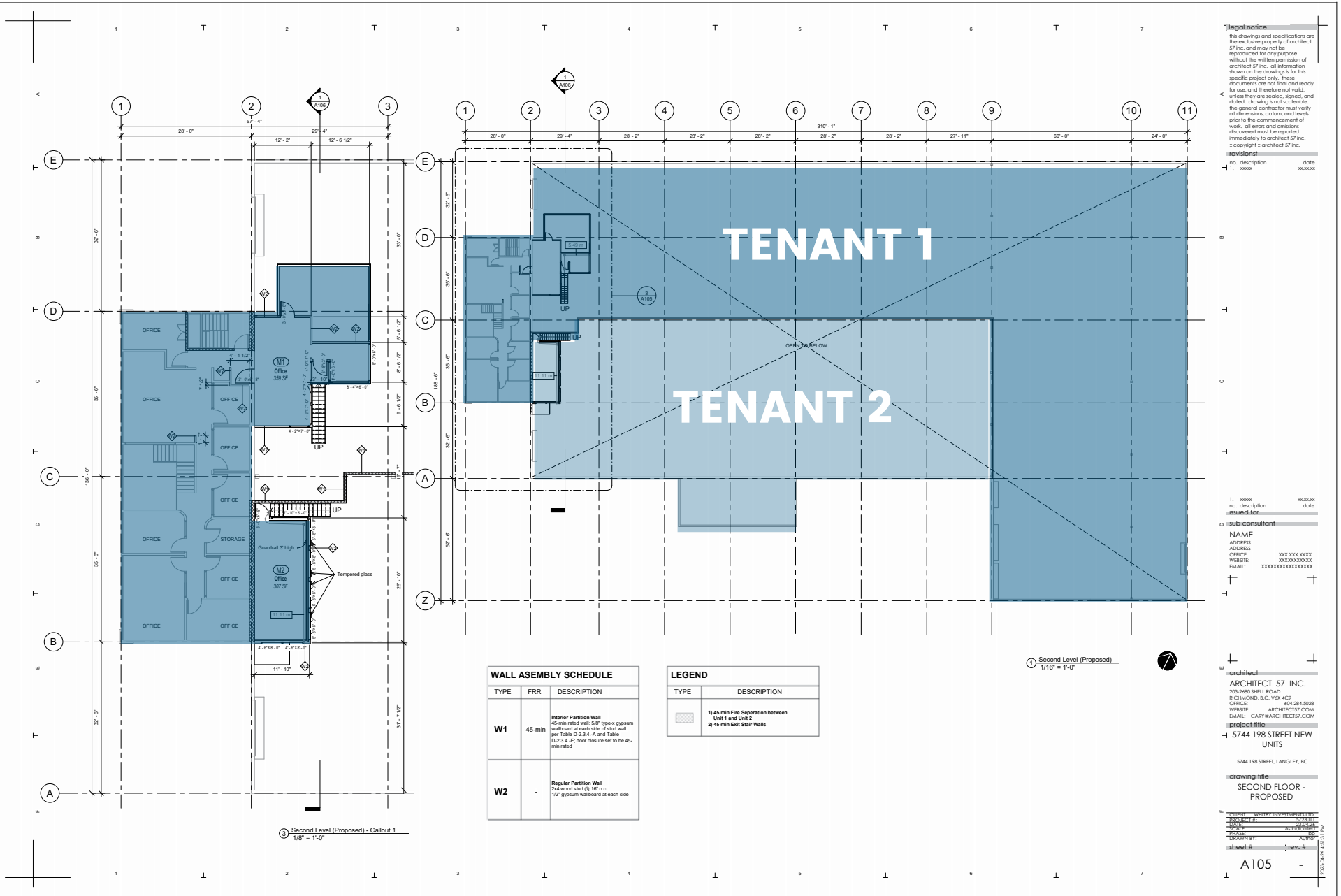
Please contact broker



PROPERTY PHOTOS



PROPERTY FLOORPLAN



PROPERTY MAP



FUTURE SKYTRAIN MAP



Legend

Surrey Langley SkyTrain

Expo Line

R1 Rapid Bus

Municipal Boundary

Urban Centers

Agricultural Land Reserve





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www.cdnglobal.com

555 BURRARD STREET, SUITE 1155, VANCOUVER, B.C. V7X 1M8

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