

For Lease

5744 198 Street

Langley, BC



STONEHAUS
REALTY

19,182 SF OF DEMISED WAREHOUSE SPACE IN AN INDUSTRIAL FACILITY





THE OPPORTUNITY

Iconic Properties Group is pleased to present 5744 198 Street, Langley, offering for lease a demised ±19,182 SF portion of a 48,830 SF freestanding industrial facility. Situated on a 1.68-acre (73,181 SF) site, the property features a functional manufacturing-style layout with substantial warehouse area, yard space, and on-site parking. This opportunity is well suited for industrial users seeking efficient warehouse functionality within an established Langley industrial node, with the benefit of scalable space in a professionally managed freestanding building.

HIGHLIGHTS



HEAVY POWER CAPACITY

Equipped with 5,000 amps of power to support high-demand industrial and manufacturing operations.



STRATEGIC LANGLEY LOCATION

Immediate access to Fraser Highway and Highway 10, providing seamless connectivity throughout the region.



EFFICIENT INDUSTRIAL LAYOUT

Rectangular demised configuration measuring approximately 282'1" by 68'



I1 LIGHT INDUSTRIAL ZONING

Permits diverse light industrial uses, including warehouse, automotive, manufacturing, and potential indoor recreation such as pickleball, subject to approval.



Property Overview

5744 198 Street offers a **demised ±19,182 SF warehouse space** available for lease in **Langley City**. The unit features a functional, rectangular layout measuring approximately **282'1" by 68'**, providing efficient depth and width for racking, production, distribution, or adaptable open-floor uses.

The space benefits from dedicated **yard area, on-site parking, and one grade loading door** to support efficient operations. With flexible **I1 zoning**, the premises can accommodate a range of industrial uses and may also support recreational concepts such as an indoor pickleball facility, subject to approval. Positioned within an established industrial pocket with convenient access to major transportation corridors, this opportunity offers both operational practicality and long-term positioning within Langley City.

ADDRESS	5744 198 Street, Langley BC V3A 4N4
PID	006-218-113
NEIGHBOURHOOD	Langley City
ZONING	I1 Light Industrial
DEMISED SPACE DIMENSIONS & SIZE	282'1" x 68' ±19,182 SF
LOT DIMENSIONS & SIZE	366' x 200' 1.68 Acres (73,181 SF)
CLEAR HEIGHT	21'
LOADING DOORS	1 Grade Door
POWER	Heavy Power (5,000 Amps)
PARKING	9 On-Site Parking Spots
PROPERTY TAX (2025)	\$181,656.37
LEASE RATE	Contact Listing Agent



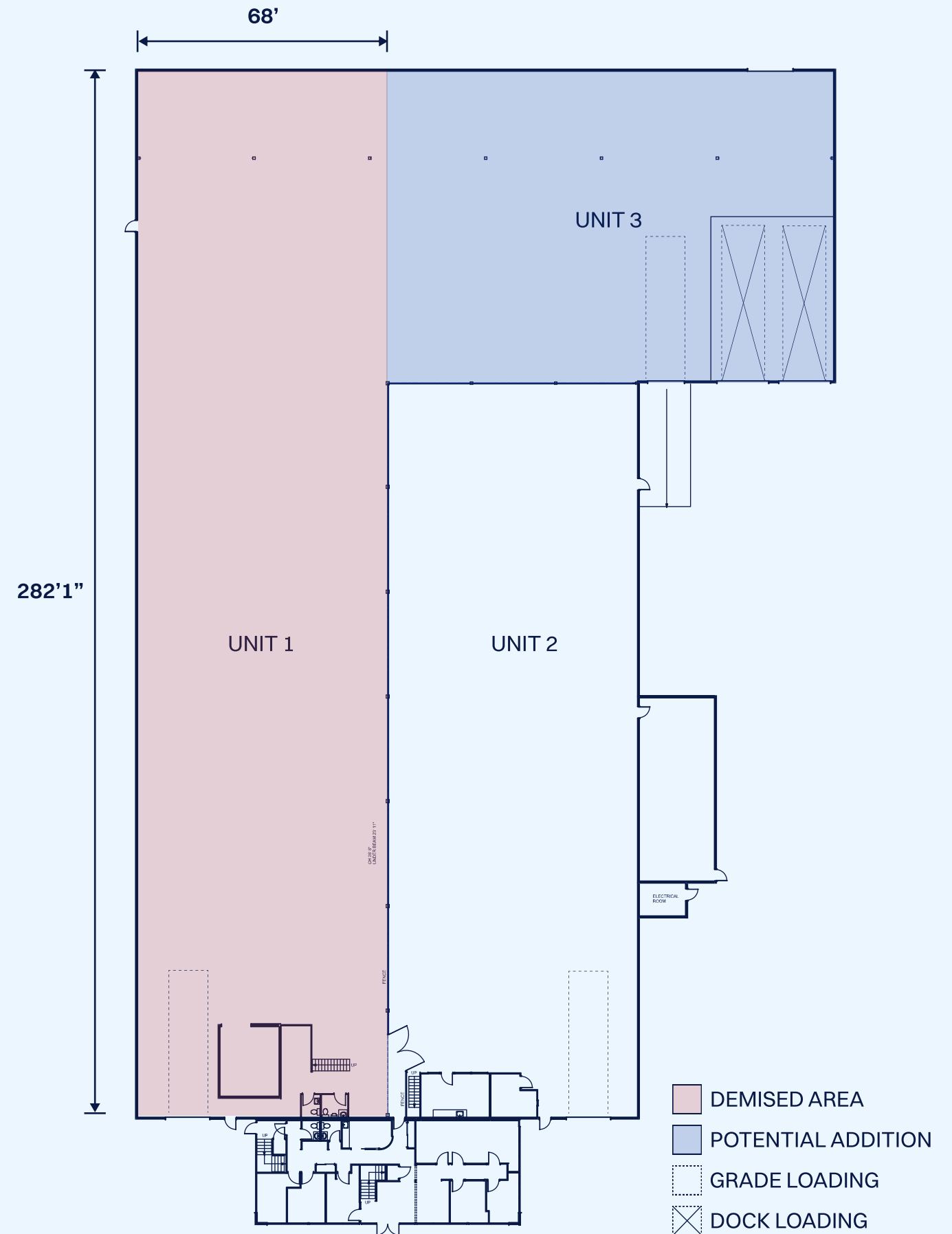
Floor Plan & Features

PROPERTY FEATURES

- 1.68 acre (73,181 SF) rectangular lot
- Next to active rail spur for future use
- Nine front parking stalls plus street & side-lane options
- Heavy power (up to 5,000 amps)

WAREHOUSE FEATURES

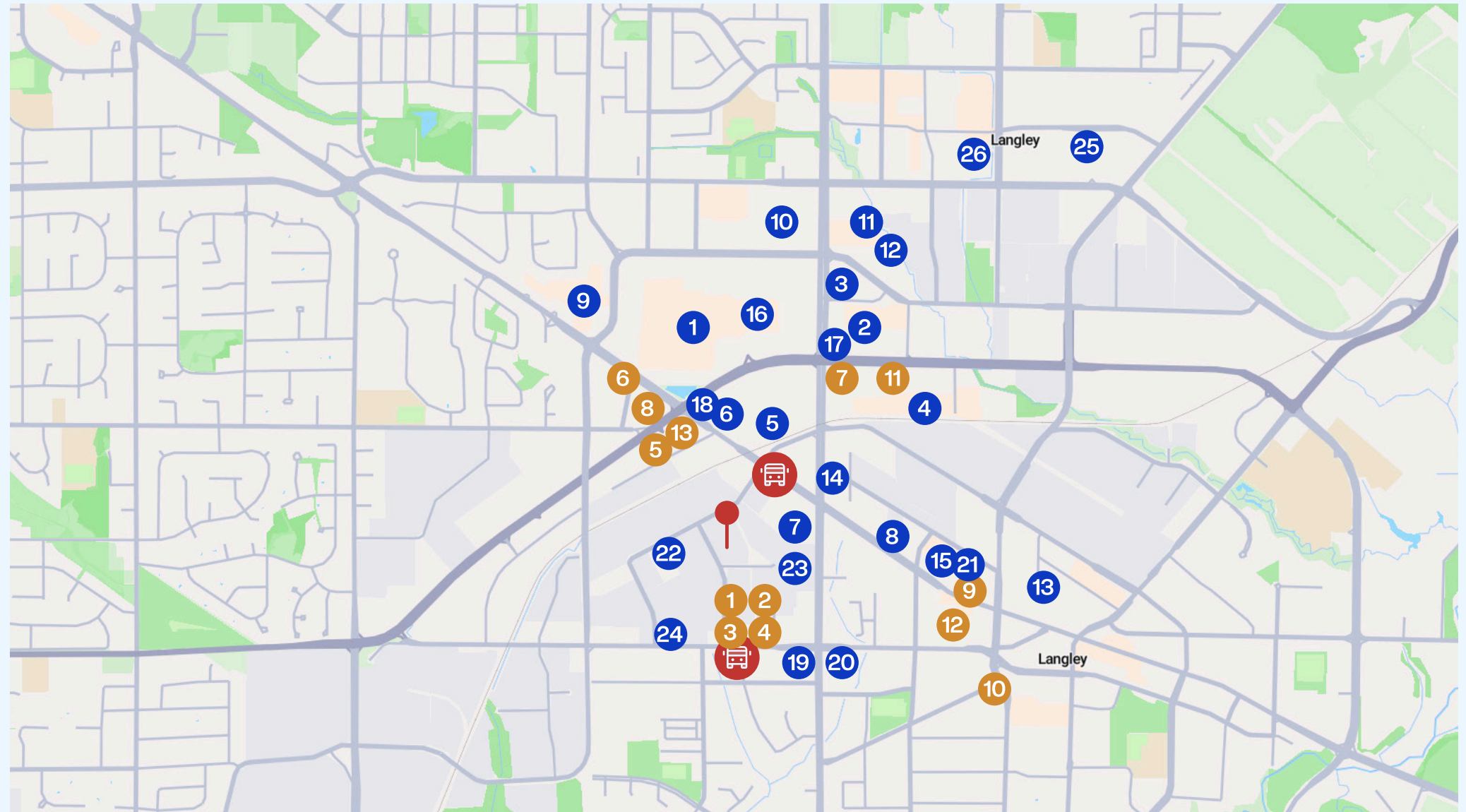
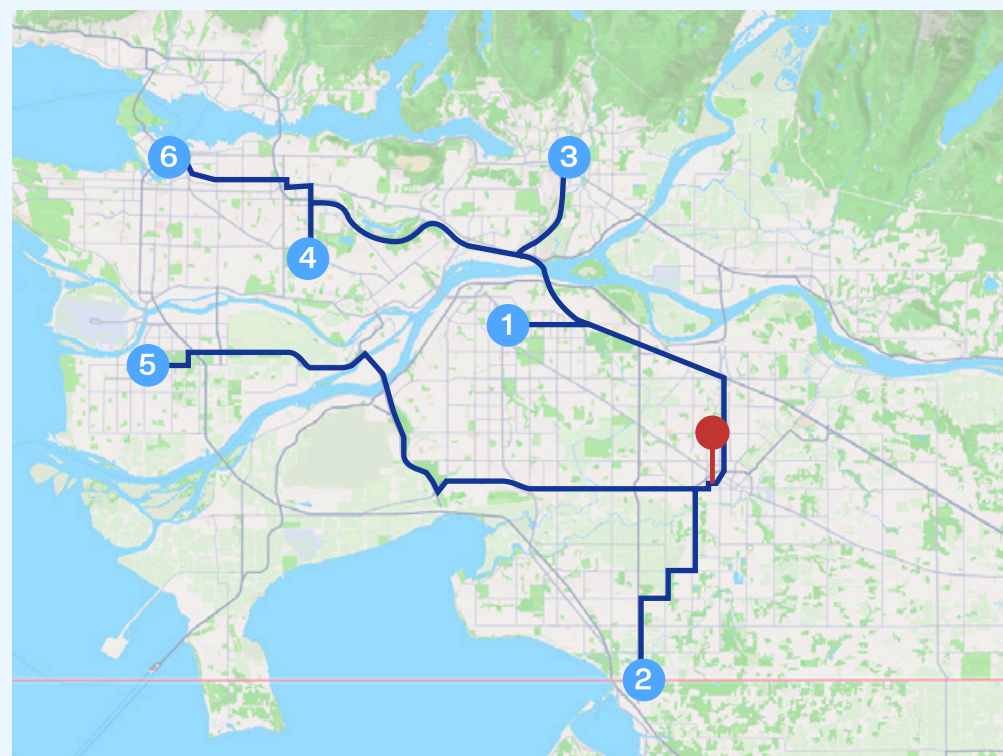
- Concrete block build (1980)
- 21' clear ceiling height
- Forced air gas heat & fluorescent lighting
- Large windows for natural light
- One 12' x 16' front grade doors
- Three warehouse bathrooms



Location Overview

The property offers outstanding connectivity via Fraser Highway, Highway 10, and quick access to Highway 1, enabling efficient travel times: approximately 50 minutes to Downtown Vancouver, 35 minutes to Coquitlam, 45 minutes to Richmond, 25 minutes to the Peace Arch U.S. border crossing, and just 20 minutes to Surrey City Centre. Supported by nearby trucking corridors, flexible I1 (Light Industrial) zoning, and strong local industrial fundamentals, 5744 198 Street stands as a strategic foothold in one of Langley's most established and accessible markets, well positioned to capitalize on the region's sustained growth.

Key Destination	Approx. Driving Time
1 Surrey City Centre	20 minutes
2 Peace Arch Border Crossing	25 minutes
3 Coquitlam Town Centre	35 minutes
4 Metropolis at Metrotown	40 minutes
5 Richmond Brighthouse	45 minutes
6 Downtown Vancouver	50 minutes

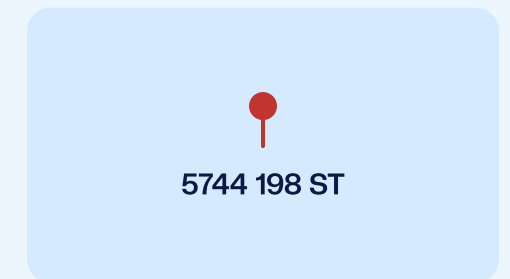


RESTAURANTS & CAFES

1. Gen Z Burger
2. The Vedic Kitchen
3. Abu's Kitchen
4. Namak Daani
5. Boston Pizza
6. WINGS
7. Cactus Club
8. Tim Hortons
9. Starbucks
10. Langley Vietnamese Cuisine
11. Olive Garden
12. Akedo Showten Ramen
13. McDonald's

RETAIL, SERVICES, MANUFACTURERS & SUPPLIERS

- | | |
|--------------------------------|-------------------------------|
| 1. Willowbrook Shopping Centre | 14. TD Canada Trust |
| 2. Indigo | 15. Scotiabank |
| 3. The Brick | 16. BMO |
| 4. Marshalls | 17. RBC Royal Bank |
| 5. Princess Auto | 18. Chevron |
| 6. Mark's | 19. Esso |
| 7. Take 5 Oil Change | 20. Petro-Canada |
| 8. Mr. Lube + Tires | 21. Save-On-Foods |
| 9. H-Mart | 22. Fast Track Indoor Karting |
| 10. Shopper's Drug Mart | 23. CKF Inc. |
| 11. Canadian Tire | 24. Source Office Furniture |
| 12. Staples | 25. Costco Wholesale |
| 13. Cascades Casino | 26. Walmart Supercentre |



Gallery




WAREHOUSE



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Khash Raeisi*, Founder
(778) 987-7029
khash@iciconic.com

**Personal Real Estate Corporation*

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