

6280 202 STREET
LANGLEY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

NEW PRICE

WATCH VIDEO



INDUSTRIAL BUILDING **FOR SALE**

15,927 SF Concrete Building on 0.89 Acre Lot
18-Foot Warehouse Ceilings w/ Grade Loading
+/- 5,000 SF Secured Yard Compound

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

Rajan Hundal BA, DULE
Associate | Industrial
D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com

6280 202 STREET
LANGLEY, BC

The Opportunity

This property presents an exceptional opportunity to acquire a 15,927 square foot free-standing industrial building in the Willowbrook business area. The site boasts low site coverage allowing for additional storage within the secured yard compound. This property presents a unique opportunity for an owner/user or investor to acquire a centrally located property in close proximity to the future Skytrain extension.

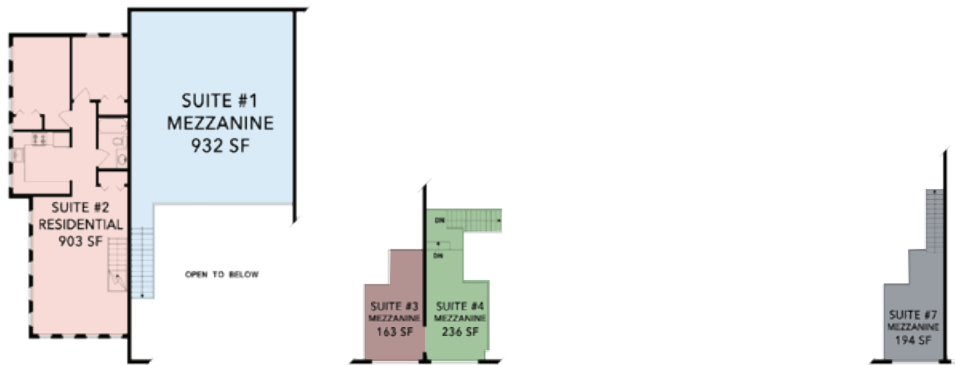
Property Features

- » 18' ceiling height (warehouse)
- » Low site coverage (39%)
- » Quality concrete block construction
- » Secure yard compound (+/- 5,000 SF)
- » 3-phase power
- » Washrooms
- » Forced-air heating (warehouse)
- » Eight (8) grade loading doors (10' X 12')
- » Potential to convert two (2) additional grade loading doors

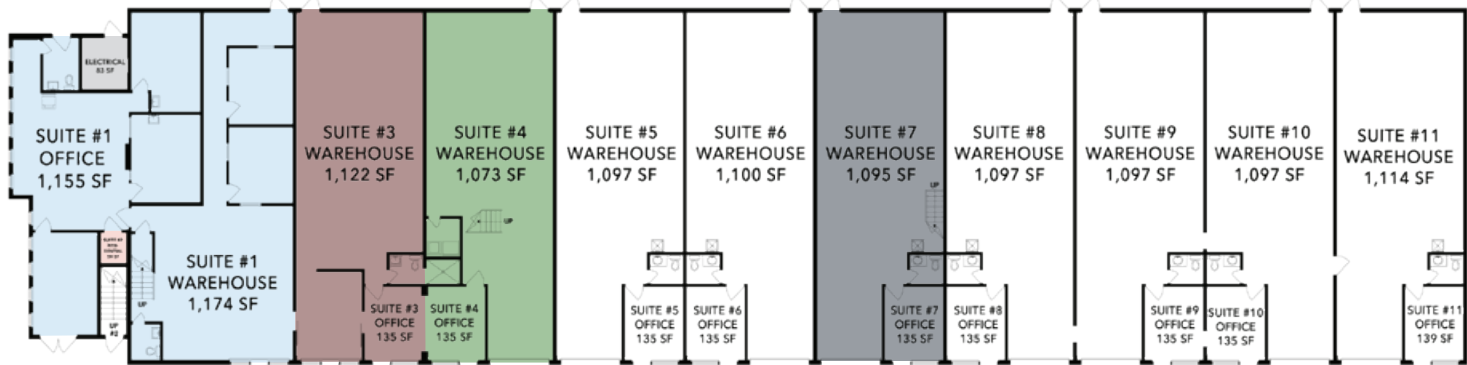


Salient Details

Legal Description	LOT 11 DISTRICT LOT 311 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 79092
PID	011-988-754
Site Size	38,848 SF (0.89 Acres)
Gross Floor Area	15,927 SF (14,692 SF can be potentially vacant upon Completion of Sale)
Zoning	M-2 – General Industrial Zone (click to view bylaw)
Property Taxes	\$73,107.95 (2025)
Asking Price	\$8,995,000 \$7,995,000



UPPER FLOOR



LOWER FLOOR

Unit Breakdown and Tenancy Details**










SUITE	OFFICE	WAREHOUSE	MEZZANINE	TOTAL	TENANCY
1	1,155 SF	1,174 SF	932 SF	3,261 SF	Month-to-Month
2	962 SF (Residential)	-	-	962 SF	Month-to-Month
3	135 SF	1,122 SF	163 SF	1,420 SF	Month-to-Month
4	135 SF	1,073 SF	236 SF	1,444 SF	Month-to-Month
5	135 SF	1,097 SF	-	1,232 SF	Month-to-Month
6	135 SF	1,100 SF	-	1,235 SF	Leased until Sept 2027
7	135 SF	1,095 SF	194 SF	1,424 SF	Month-to-Month
8	135 SF	1,097 SF	-	1,232 SF	Leased until Jan 2027*
9	135 SF	1,097 SF	-	1,232 SF	Leased until Jan 2027*
10	135 SF	1,097 SF	-	1,232 SF	Leased until Jan 2027*
11	139 SF	1,114 SF	-	1,253 SF	Leased until Jan 2027*
3,336 SF		11,066 SF	1,525 SF	15,927 SF	*can be made vacant

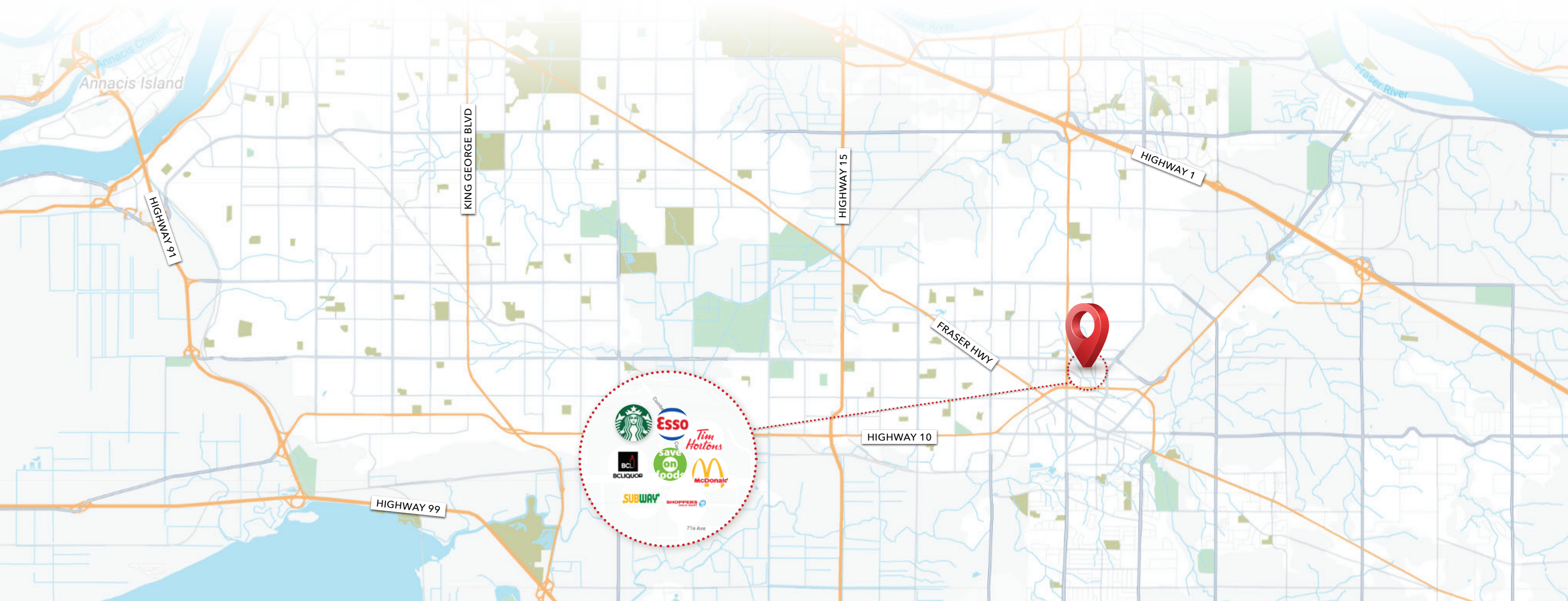
**14,692 SF can be potentially vacant upon Completion of Sale

Location Overview

Strategically located on the east side of 200 Street, just north of Fraser Highway, the subject property offers excellent frontage along 202 Street. The property is situated near Fraser Highway and the Langley Bypass providing a vibrant mix of industrial, retail and service-oriented businesses. The property presents an exceptional opportunity for an owner/user or investor to acquire an industrial building in close proximity to the future SkyTrain extension. The neighborhood surrounding this property serves as a central commercial and retail hub in the Township of Langley, with a variety of amenities and high foot traffic.

Drive Times

 Highway 15 13 min 5.8 km	 Golden Ears Bridge 17 min 9.0 km	 Highway 17 18 min 13.0 km
 Trans-Canada Highway 12 min 6.0 km	 Port Mann Bridge 19 min 18.3 km	 Canada/U.S. Border 26 min 17.4 km
 Fraser Surrey Docks 35 min 29.0 km	 YVR 55 min 45.6 km	 Highway 13 23 min 15.8 km



6280 202 STREET
LANGLEY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL BUILDING **FOR SALE**

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

Rajan Hundal BA, DULE
Associate | Industrial
D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com

© 2026 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 202. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.



475 West Georgia Street, Suite 800 | Vancouver, BC V6B 4M9 | 604.684.7117 | leevancouver.com

