



Unit 102 - 6270 205th Street | Langley, BC

Highlights

- ▶ Central Langley location
- ▶ M-2 Industrial zone uses (including M1 uses)
- ▶ 1 grade and 1 dock loading – 14' grade – 10' dock
- ▶ Tilt up concrete
- ▶ 24' ceiling height
- ▶ 3 phase electrical power – 100 amps
- ▶ LED lighting in warehouse
- ▶ Gated and Secured Yard
- ▶ Available November 1st, 2024



Gary Niesner*
Sales, Leasing & Investment
604 514 6832
garyn@naicommercial.ca
*Personal Real Estate Corporation

Angie MacDonald*
Sales, Leasing & Investment
604 514 6823
amacdonald@naicommercial.ca
*Personal Real Estate Corporation

NAI Commercial (Langley) Ltd
5718 Glover Road
Langley, BC V3A 4H8
+ 1 604 534 7974
naicommercial.ca

Unit 102 - 6270 205th Street

Langley, BC

Property Features

Ceiling Height: 24' clear

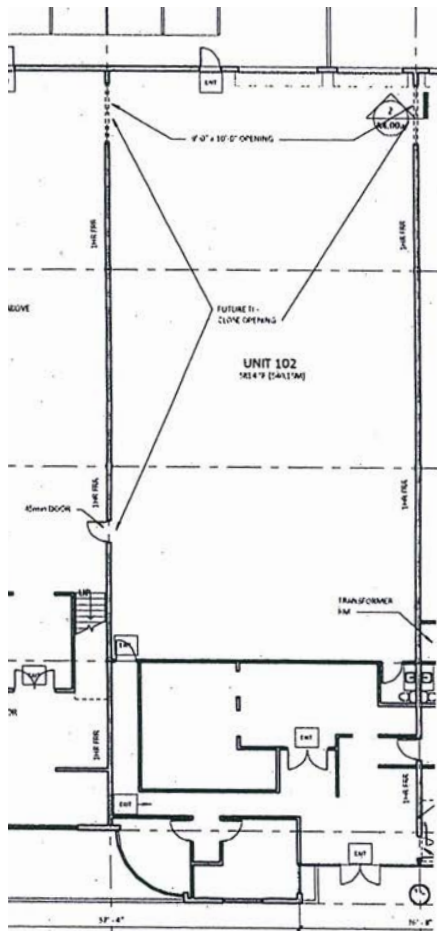
Loading: 2 doors per bay. One 14ft grade & One 10 ft dock.

Parking Stalls: 7 stalls - 5 in front, 2 in rear and additional visitor parking

Power: 1,600 Amp, 600 Volt - 3 Phase Electrical Service (approx. 100 amps per day)

Availability: November 1st, 2024

Floor Plan



Gary Niesner*

Sales, Leasing & Investment
604 514 6832
garyn@naicommercial.ca
*Personal Real Estate Corporation

Angie MacDonald*

Sales, Leasing & Investment
604 514 6823
amacdonald@naicommercial.ca
*Personal Real Estate Corporation

Salient Details

Size

Warehouse Area	4,266 SF
Ground Floor Office	1,550 SF
Second Floor Office	1,662 SF

Total ±7,521 SF*

*Includes proportionate share of the electrical/ mechanical areas

Zoning

M-2 - Industrial zone uses (including M1 uses)

Net Lease Rate

\$20.00/SF

Net Additional Rent

\$6.00/SF

Monthly Net Rent

\$12,535.00

Monthly Additional Rent

\$3,760.50

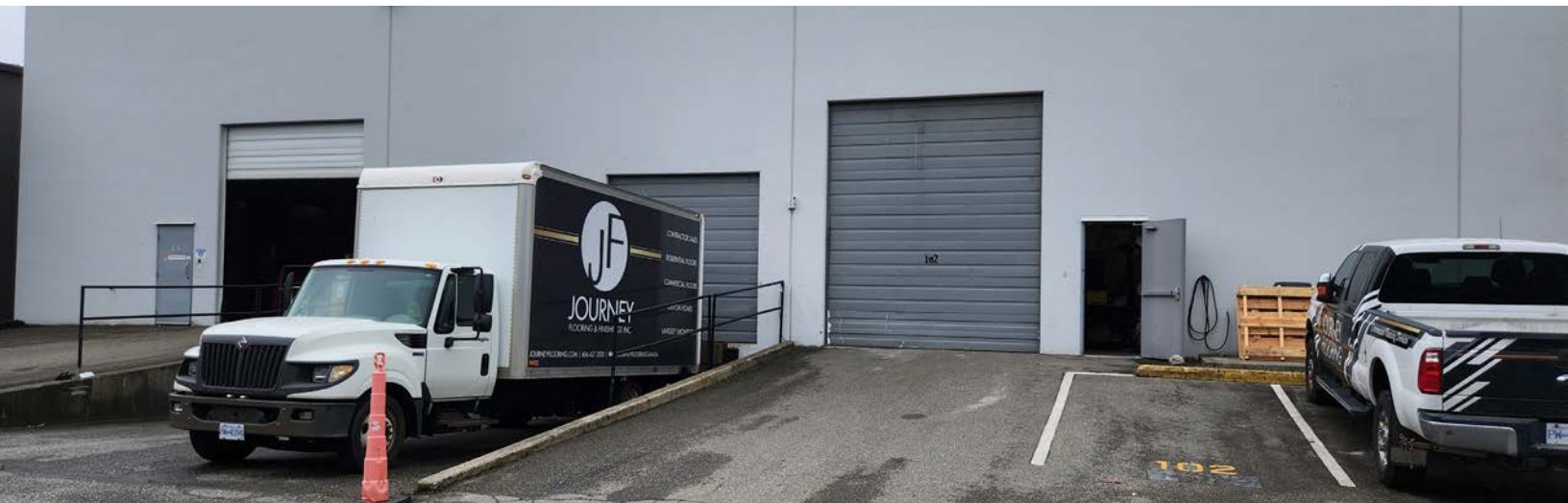
Total Gross Rent

Gross Rent	\$16,295.50
GST	\$814.78
Total	\$17,110.28

NAICommercial
VALLEY COMMERCIAL TEAM

5718 Glover Road, Langley, BC V3A 4H8
+ 1 604 534 7974 | naicommercial.ca





SMART CENTRES LANGLEY

- WALMART
- LONDON DRUGS
- SAVE-ON-FOODS
- BEST BUY
- THE HOME DEPOT
- BC LIQUOR STORE
- CIBC
- ADIDAS OUTLET
- POPEYES
- WENDY'S
- FATBURGER
- UMAMI SUSHI

COSTCO

MUFFORD CRES

6270
205TH ST

203 ST

205 ST

62 AVE

200 ST

204 ST

LANGLEY BYPASS

Gary Niesner*

Sales, Leasing & Investment
604 514 6832

garyn@naicommercial.ca

*Personal Real Estate Corporation

Angie MacDonald*

Sales, Leasing & Investment
604 514 6823

amacdonald@naicommercial.ca

*Personal Real Estate Corporation

NAI Commercial

5718 Glover Road, Langley, BC V3A 4H8
+ 1 604 534 7974 | naicommercial.ca

© 2024 NAI Commercial (Langley) Ltd. All Rights Reserved.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.