

For Lease | Industrial

CBRE

UNIT 105

20678 Duncan Way

Langley, BC

4,534 SF Industrial Warehouse & Office located minutes from the desirable Highway 10 and Langley Bypass corridor



Contact

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The Opportunity

CBRE Limited and the Integrated Industrial & Logistics team are pleased to present this opportunity to lease. Situated in a well-managed industrial complex, this property is ideally located in the Highway 10 and Langley Bypass corridor, offering convenient access and proximity to numerous reputable local businesses.

Salient Details

Available Area

Unit 105: 4,534 SF

Basic Lease Rate

Contact Listing Agents

Additional Rent

\$8.75 PSF (2025 Est.)

Zoning

I1 (Service Commercial)

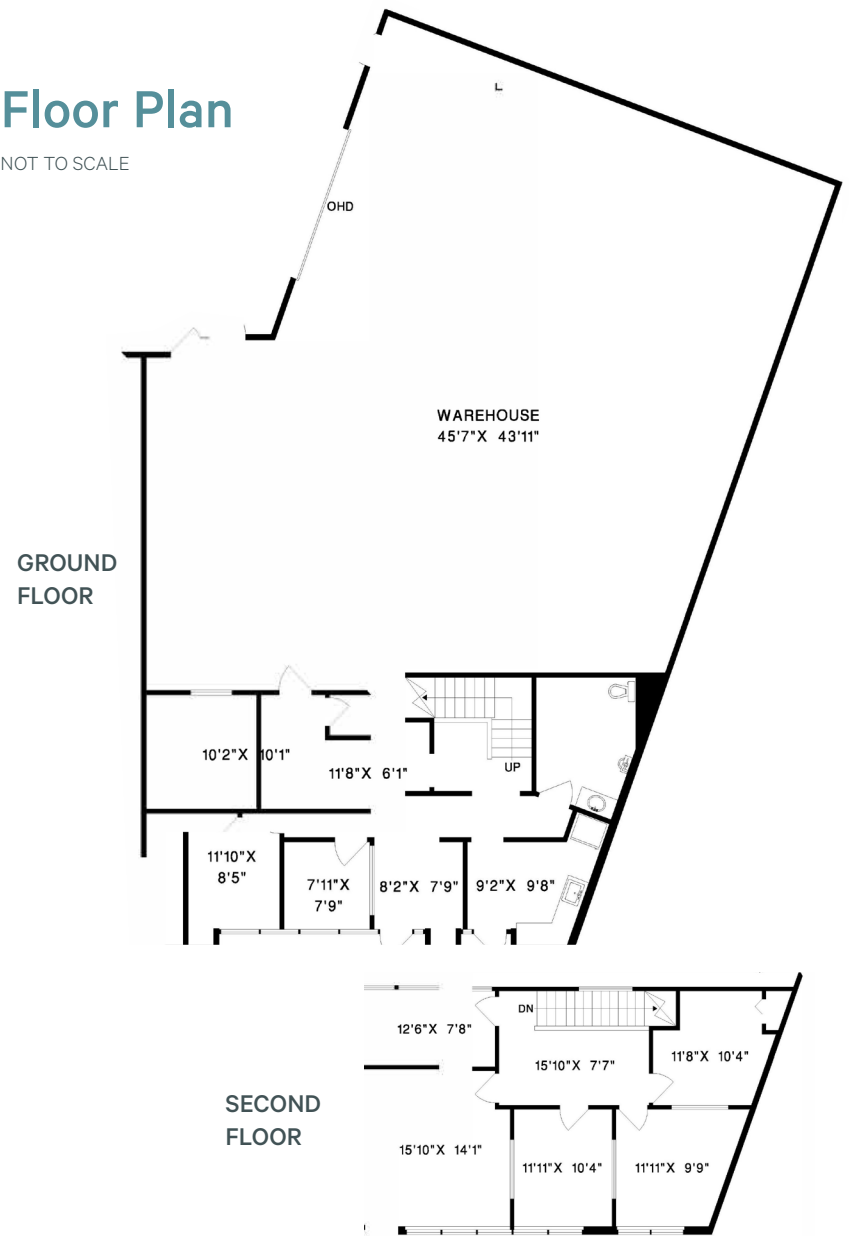
Available

Unit 105: January 1, 2026



Floor Plan

NOT TO SCALE



4,534 SF Industrial Warehouse & Office Space

Highlights

- + Office area
- + Kitchenette
- + One (1) parking stall per 1,000 SF
- + Air conditioned office
- + Handicap accessible washrooms
- + 12' x 14' overhead door
- + 22' clear ceiling height
- + 100 AMP, 3-phase electrical power
- + Fenced and secured loading court
- + Fully sprinklered

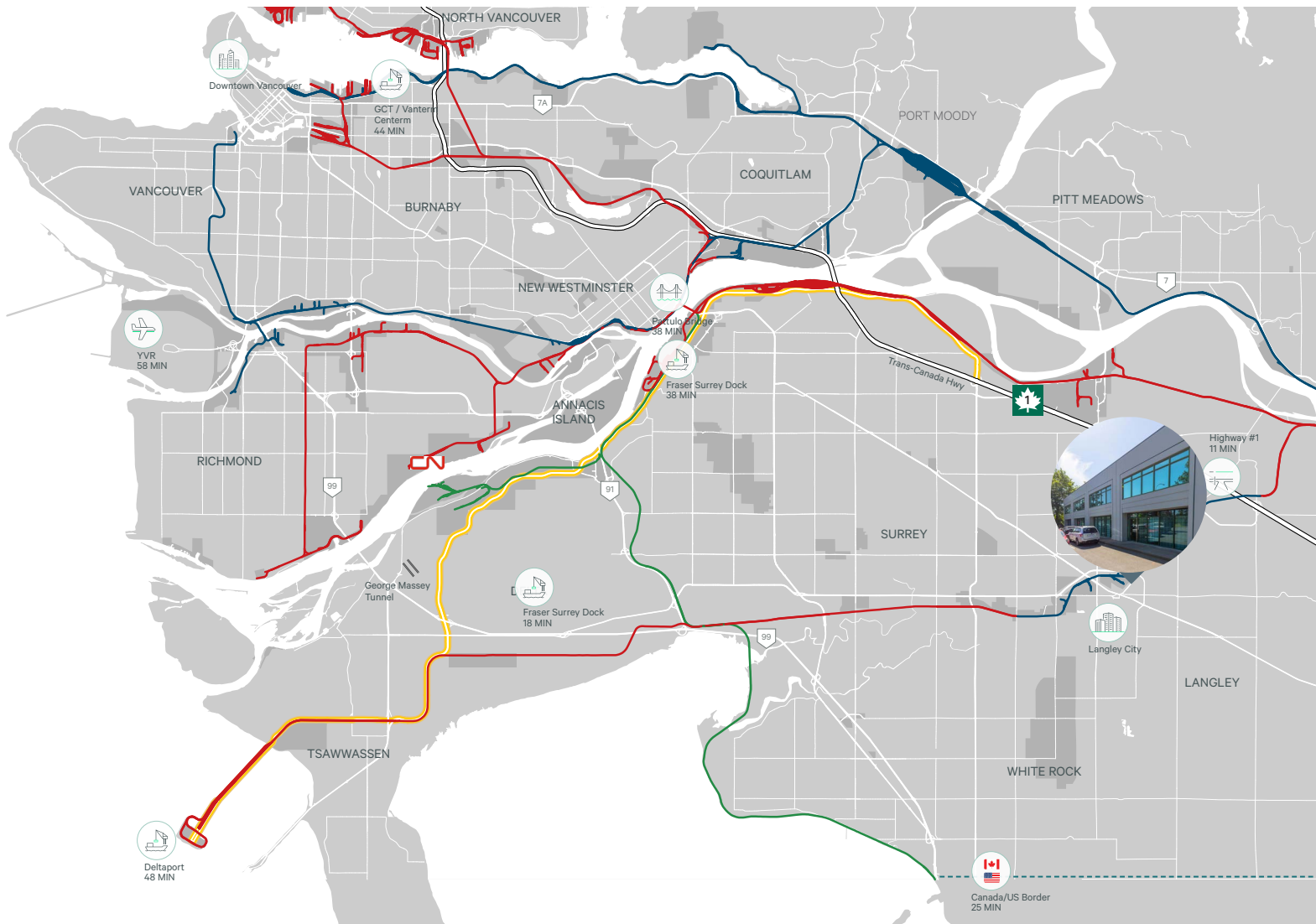


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Location

Located in the heart of Langley, this industrial warehouse and office property is strategically positioned within a well-managed industrial complex along the highly sought-after Highway 10 and Langley Bypass corridor. This prime location offers exceptional visibility and accessibility, making it an ideal hub for businesses looking to capitalize on the area's robust economic activity.



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