

**FOR LEASE | INDUSTRIAL  
(105-107) 5967 206A STREET  
LANGLEY CITY, BC**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **7,181 SF Quality Industrial/Office Space**
- ▶ **Centrally Located Near Downtown Langley**

**Location**

The property is centrally located within Langley City, just off the Langley Bypass and minutes from Fraser Highway. It offers convenient access to Highway 1 via 200 Street and is well-positioned to service both the Fraser Valley and Greater Vancouver markets. There is an abundance of amenities in close proximity to the subject property, including but not limited to Willowbrook Mall and other retail centres.

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# FOR LEASE | INDUSTRIAL (105-107) 5967 206A STREET LANGLEY CITY, BC

## Available Area

Unit	Main Floor	Upper Floor	Total
Unit 105	1,991 SF	1,129 SF	3,120 SF
Unit 106	1,301 SF	-	1,301 SF
Unit 107	1,380 SF	1,380 SF	2,760 SF
	<b>4,672 SF</b>	<b>2,509 SF</b>	<b>7,181 SF</b>

Measured March 2022. Floor plans available upon request.

## Opportunity

Lee & Associates Vancouver is pleased to present the opportunity to lease 7,181 square feet of high-quality industrial strata space in Langley City. Located within a well-managed industrial complex just off the Langley Bypass, this unit offers excellent exposure, efficient layout, and quality improvements in a growing commercial corridor.

## Basic Rent

\$20.00 PSF per annum

## Additional Rent (2025 estimate)

\$7.75 PSF per annum

## Availability

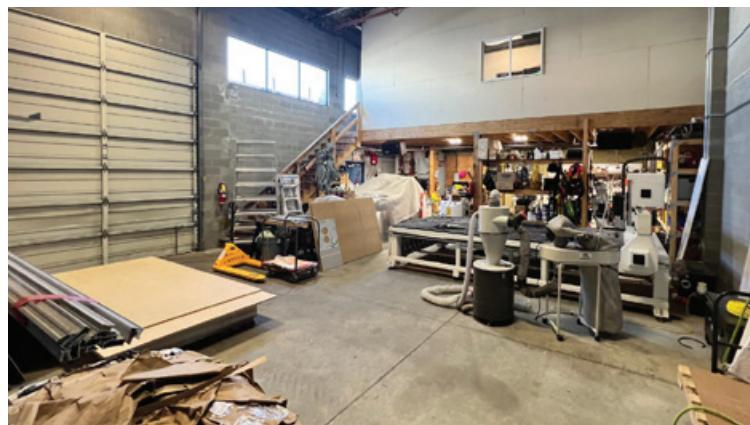
Contact Broker

## Zoning

I1 - Light Industrial ([click to view bylaw](#))

## Features

- ▶ 26' ceiling height
- ▶ High-quality office improvements with multiple private offices and high-end bathrooms
- ▶ Functional layout with open areas and warehouse space
- ▶ Ample natural light
- ▶ Professionally managed strata complex
- ▶ Full kitchen
- ▶ Boardroom
- ▶ Multiple washrooms
- ▶ Forced air heating (warehouse)
- ▶ Two (2) grade loading doors (12' X 14') & (10' X 14')
- ▶ One (1) grade loading door (15' X 12')
- ▶ Ceiling fans
- ▶ Sprinklered



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