

FOR LEASE

9110/196A STREET LANGLEY, BC

STRATEGIC ACCESS ACROSS THE LOWER MAINLAND
14,465 SF FREESTANDING OFFICE / WAREHOUSE FACILITY



CUSHMAN &
WAKEFIELD



PROPERTY HIGHLIGHTS



**CUL-DE-SAC
LOCATION**



**SHARED
ACCESS ROAD**



**STREET PARKING
AVAILABLE**



**12 PARKING
STALLS**



ASKING RENT
Contact listing agents



ADDITIONAL RENT
\$8.03 PSF PA
(2026 est.)

OFFICE

- 8,937 SF
- 2 floors
- Improved with 21 offices, 6 washrooms (two with showers), A/C recently updated, full kitchen lunchroom + kitchenette
- Large skylight

WAREHOUSE

- 5,528 SF
- 23'5" clear ceiling height to underside of truss
- Grade door 12' wide 13'11" high
- Fluorescent lighting
- Radiant tube heating
- Two skylights
- One bathroom in the warehouse
- 3-phase power

SECONDARY WAREHOUSE

- 13'11" ceiling height
- 10 feet high, 8'11" wide grade doors on both ends "Drive-through Warehouse"

OPPORTUNITY

Functional Flex Space with Corporate Presence

9110 196A Street offers the opportunity to occupy a freestanding office and warehouse facility in Langley's established Port Kells industrial area. The property provides a highly functional configuration with a balance of warehouse and office space, allowing occupiers to support operational requirements while maintaining a professional corporate presence.

Well suited for a range of industrial and service commercial users, the building offers the flexibility, efficiency, and accessibility required by today's businesses in one of Metro Vancouver's most supply constrained industrial markets

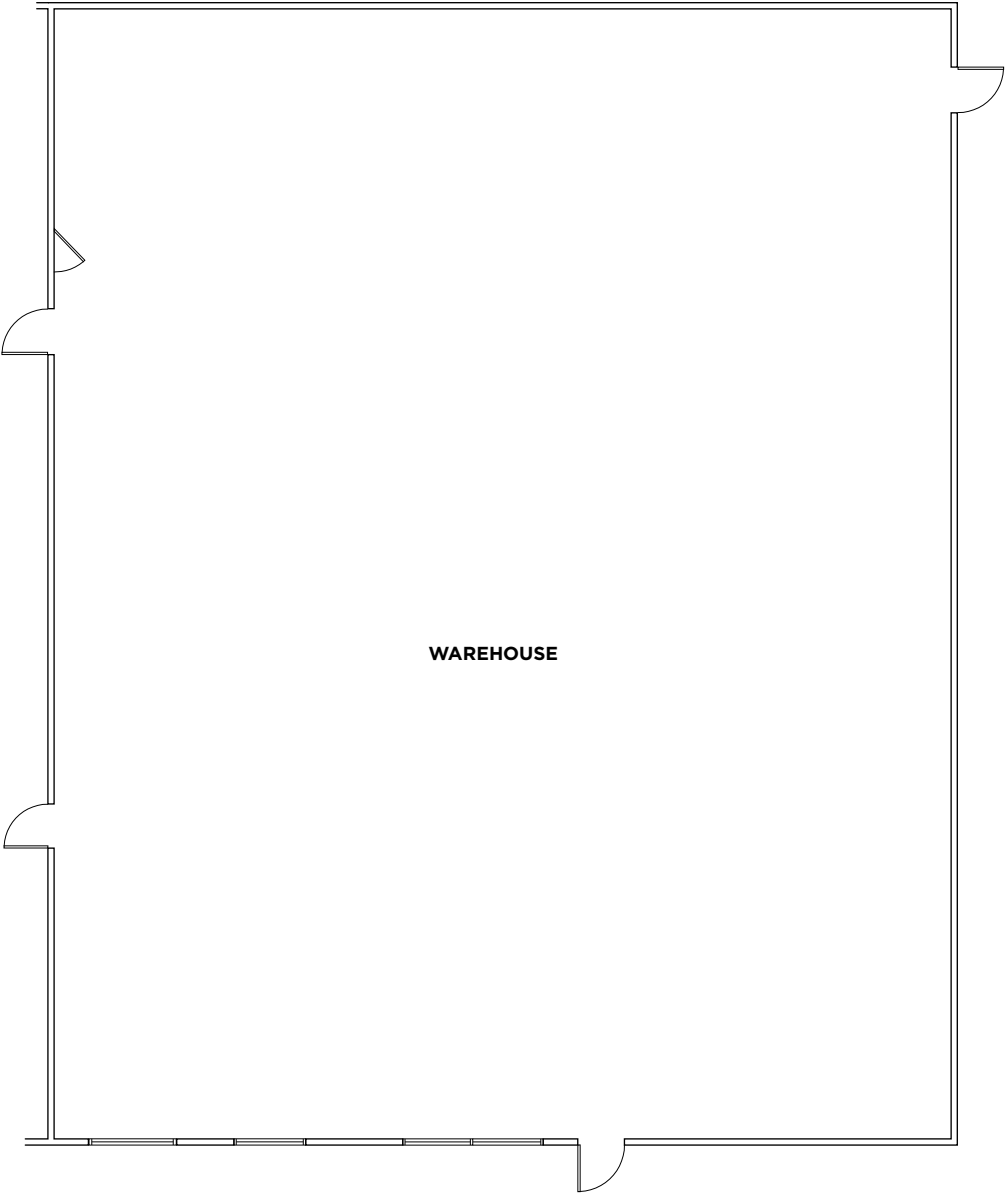


PROPERTY PHOTOS

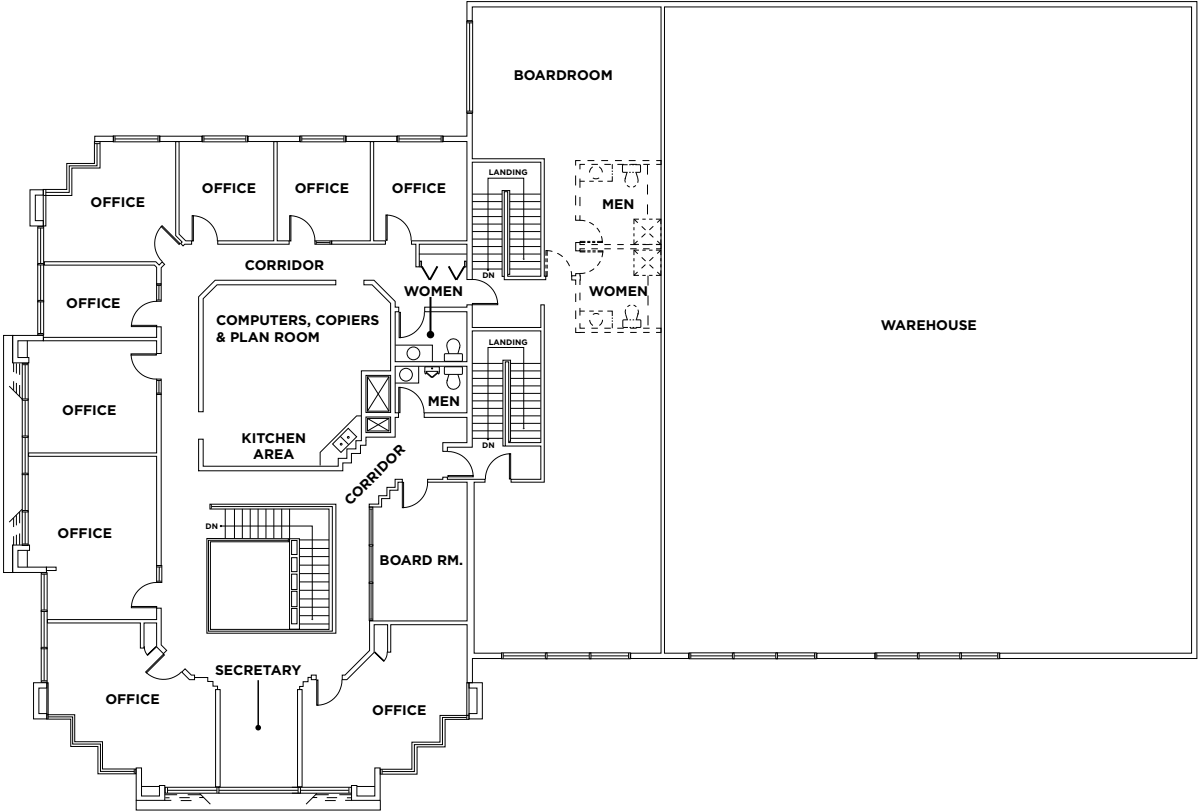


FLOOR PLANS

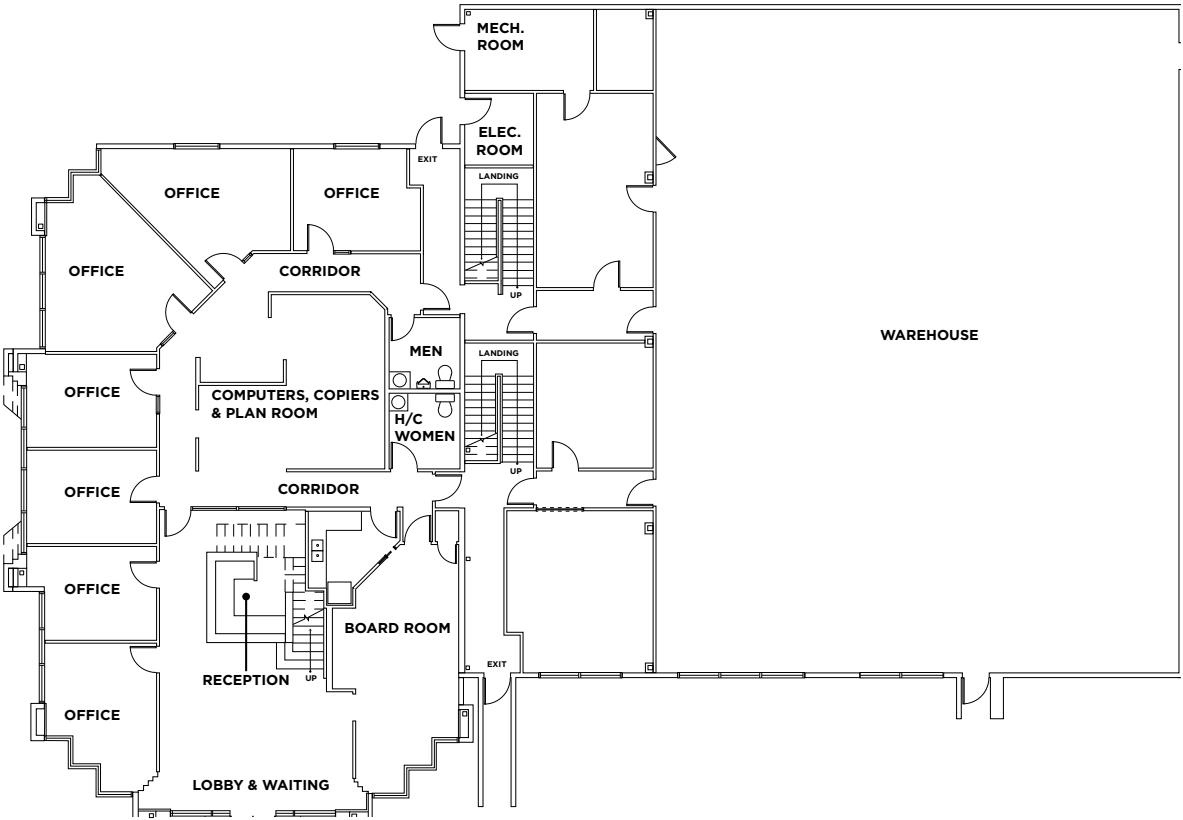
WAREHOUSE



UPPER FLOOR



GROUND FLOOR



LOCATION

Positioned within the Port Kells industrial area, the property benefits from direct access to Highway 1, Golden Ears Bridge and convenient connections to key transportation corridors throughout Metro Vancouver and the Fraser Valley. Its central location supports efficient movement of goods, services, and personnel, while providing excellent connectivity to major population centres, regional trade routes, and the Canada-U.S. border. Port Kells remains one of the region's most established industrial nodes, attracting a diverse mix of manufacturing, warehousing, logistics, and service-oriented businesses.

NEARBY AMENITIES

RESTAURANTS

- 1 Moxies Langley
- 2 Browns Socialhouse
- 3 Quiznos
- 4 A&W
- 5 Tim Hortons
- 6 Subway

SHOPS & SERVICES

- 7 Cineplex Cinemas Langley
- 8 Shoppers Drug Mart
- 9 Langley Sportsplex
- 10 Chevron
- 11 Esso
- 12 Purolator

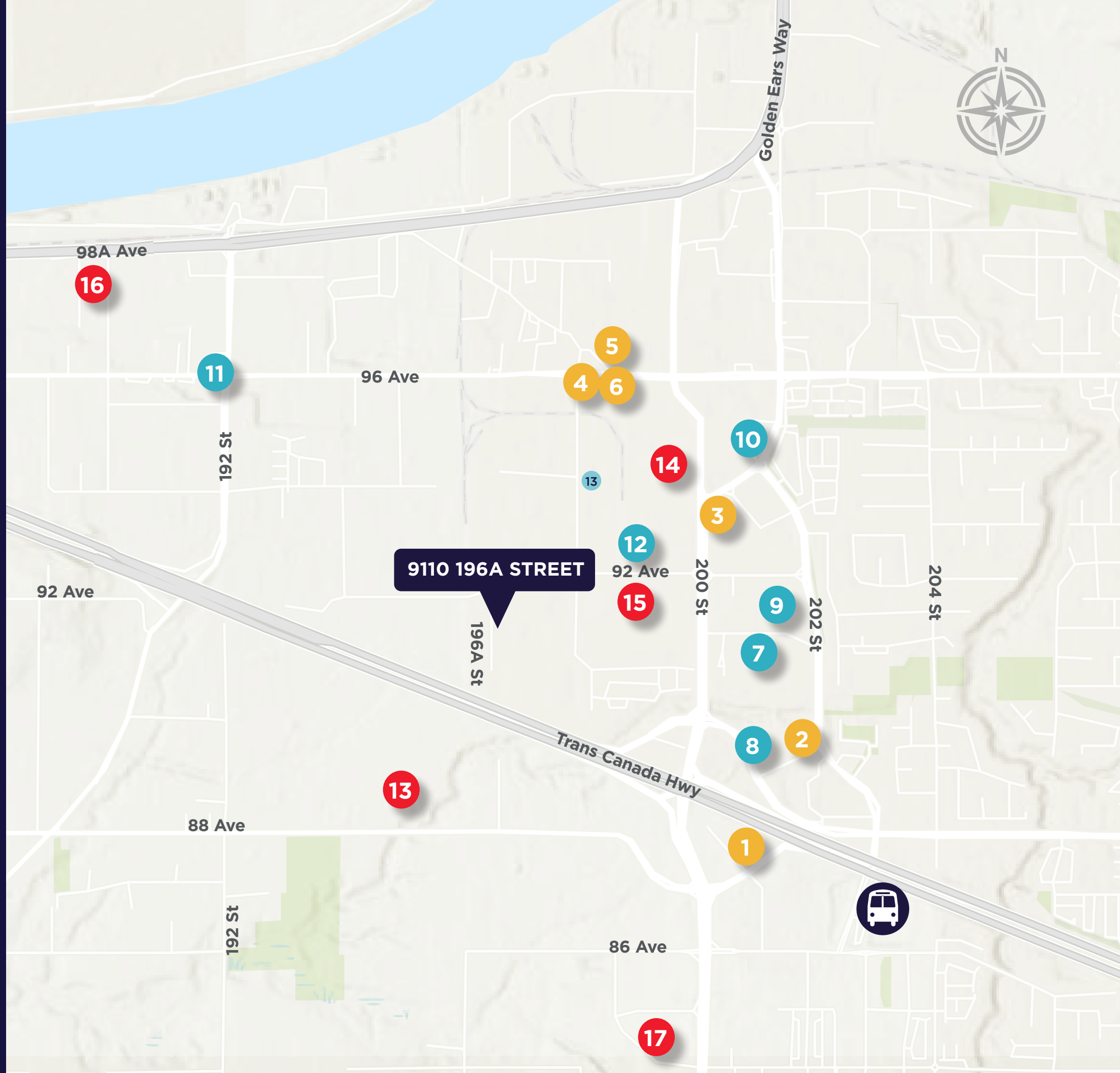
INDUSTRIAL TENANTS/FACILITIES

- 13 Martini Film Studios
- 14 Amazon Warehouse
- 15 Best Buy Distribution Centre
- 16 Port Kells West (Beedie)
- 17 Gateway 200 (Wesgroup)



TRANSIT HUB

Carvolth Exchange Park & Ride



FOR LEASE

9110/196A STREET LANGLEY, BC



MAX ZESSEL

Personal Real Estate Corporation
Senior Vice President
+1 604 640 5824
max.zessel@cushwake.com

LIAM BOULTBEE

Senior Associate
Commercial Sales and Leasing
+1 604 629 5023
liam.boulton@cushwake.com

ETHAN REGAN

Associate
Commercial Sales & Leasing
+1 604 902 4649
ethan.regan@cushwake.com

700 West Georgia Street, Suite 1200 | Pacific Centre | Vancouver, BC V7Y 1A1

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-221651_v7

