



# 5641 200th Street & 19975 56th Avenue

Langley, BC

High-exposure small-bay industrial units for sale



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YOUNG**





# LOCATE YOUR BUSINESS AT THE GATEWAY TO LANGLEY CITY



Link 200 offers 58,695 sf of flex industrial space over two ultramodern, professionally designed buildings with the highest quality construction. This is your opportunity to own brand-new, small-bay industrial strata units at the high-exposure entrance to Langley City.

## Project details

### Construction

Concrete tilt-up construction with generous glazing

### Loading

Grade-level loading with power operators

### Parking

Minimum of 3 stalls per unit

### EV Charging Stations

Rough-ins for EV Chargers at each stall, and select stalls with chargers included

### Ceiling Height

28' ceiling heights in warehouse  
13' ceiling heights under the mezzanine

### Sprinkler System

ESFR sprinklers

### Power

3-phase power (100 amp)

### Mezzanine

Built-in concrete mezzanines

### Lighting

LED high bay fixtures to  
Skylights to provide natural lighting

### Floor Load Capacity

500 lbs psf

### Zoning

The property is being rezoned to a new IB-1 zone, which will permit light industrial, warehousing, indoor recreation facilities production studios, and general office uses that fall under the development industry

### Available

Summer 2023

### Estimated Completion

September 2023

# Site plan

Contact listing team for pricing



## About the team

### DEVELOPER



Astria Properties is a leading real estate developer specializing in boutique industrial projects in the BC Lower Mainland.

Astria takes an opportunistic approach in markets with strong fundamentals, as well as we work closely with our clients to develop tailored, built-to-suit developments that balance functionality and quality.

At the core of our work are strong client and partner relationships and an approach that prioritizes innovation and simplicity in a complex space. The team's deep understanding of industrial development and construction allows the company to deliver projects that are second-to-none. Astria is currently planning or developing over 350,000 square feet of industrial product across five municipalities in the Lower Mainland.

[astriaproperties.com](http://astriaproperties.com)

### CONSTRUCTION



Orion Construction is one of the largest and most innovative design build commercial contractors in the Lower Mainland. Their dedicated focus on design build commercial and light industrial projects allows them to provide their clients extraordinary value through a hands-on, process-driven delivery structure.

[orionconstruction.ca](http://orionconstruction.ca)

### SALES AND MARKETING



Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment, and the community.

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## 200 STREET



# Location

Ideally situated at the corner of 56 Avenue and 200 Street, Langley. This setting links your business to major highways, including Highway 1 to the North, Langley Bypass to the West and Fraser Highway to the East. Additionally, the US border crossings are less than a 20-minute drive to the south. Link 200 is located within proximity to an assortment of amenities, with opportune access to transit and countless other shops and services in Langley City.

# Drive times

**HIGHWAY #1**  
5 minutes

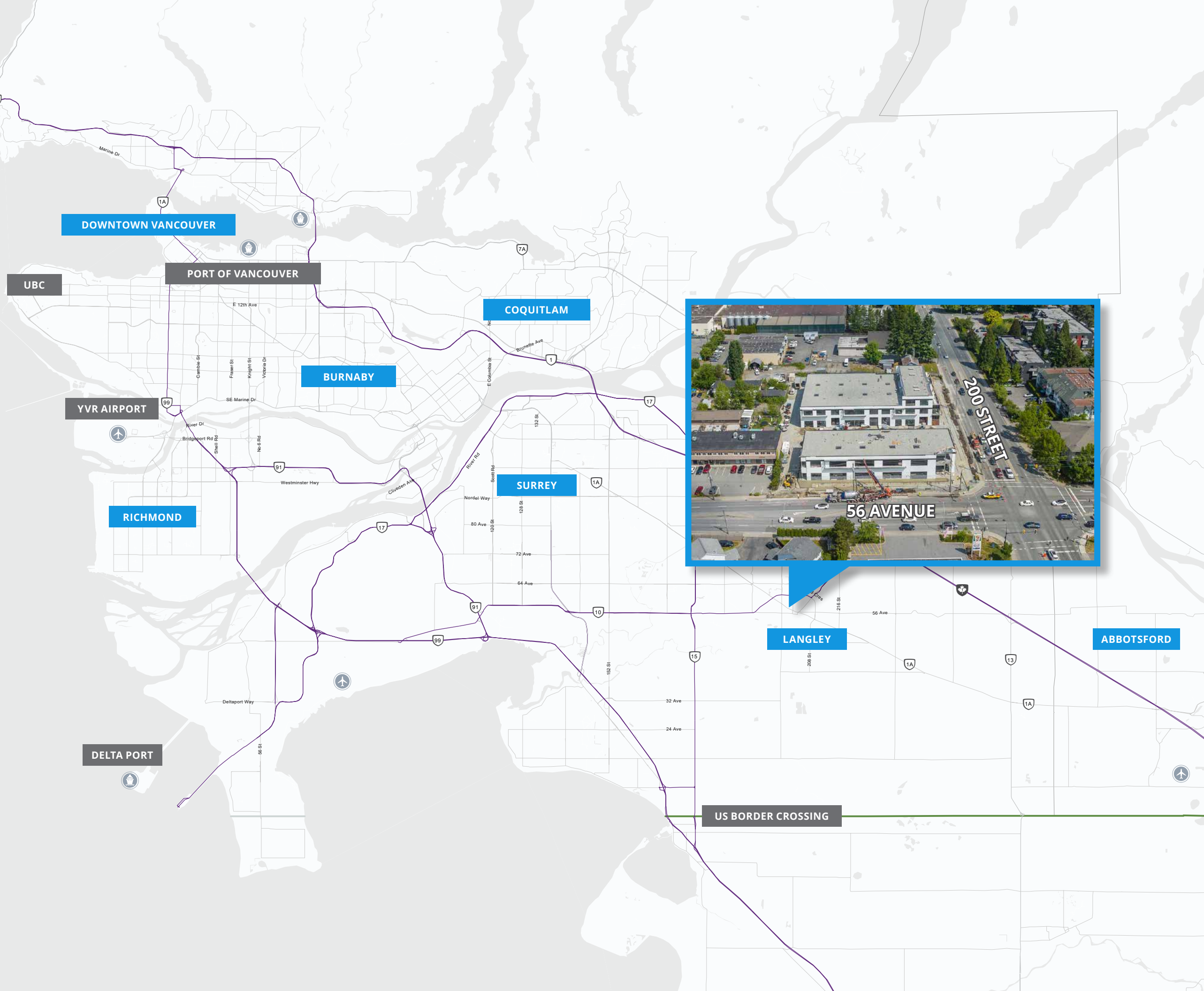
**US BORDER CROSSING**  
20 minutes

**ABBOTSFORD**  
30 minutes

**DELTA PORT**  
40 minutes

**YVR AIRPORT**  
45 minutes

**DOWNTOWN VANCOUVER**  
55 minutes







## Contact us for more information

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