

FOR LEASE

20081-20133 INDUSTRIAL AVENUE
LANGLEY, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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CELEBRATING OVER
50
YEARS IN VANCOUVER

Opportunity

A rare opportunity to lease a diverse collection of small-bay industrial strata units ranging from approximately 1,644 SF to 3,415 SF. The portfolio offers a variety of configurations including pure warehouse, office/warehouse, and flex units, catering to a wide range of industrial, service commercial, and light manufacturing users seeking functional space in a central Langley location.

Location

Strategically located in the heart of Langley City, this collection of industrial strata units provides exceptional access to Fraser Highway, 200 Street, and Highway 1. The properties are situated within a well-established industrial node, offering convenient connectivity throughout the Fraser Valley and Metro Vancouver.

Additional Rent

\$6.50 PSF (2026 estimate)



Features

- 17-foot ceiling heights (majority of units)
- Grade loading (12' x 12') in most units
- Radiant tube heating standard
- Office and mezzanine improvements in select units
- Functional small-bay configurations
- Central Langley location with strong accessibility
- Flexible lease terms available

Zoning

I2 - Heavy Industrial. Permits a wide range of industrial and commercial uses.
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Availability

Immediately



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ADDRESS	WAREHOUSE SF	OFFICE SF	TOTAL SF	LOADING	BASIC RENT	TOTAL MONTHLY + GST
1 - 20081 Industrial Avenue	1,655 SF	-	1,655 SF	1 Grade	\$20.00	\$3,654.79
2 - 20081 Industrial Avenue	1,760 SF	-	1,760 SF	1 Grade	\$20.00	\$3,886.67
3 - 20081 Industrial Avenue	1,760 SF	-	1,760 SF	1 Grade	\$20.00	\$3,886.67
4 - 20081 Industrial Avenue	1,288 SF	331 SF Office + 141 SF Mezzanine	1,760 SF	1 Grade	\$20.00	\$3,886.67
1 & 2 - 20081 Industrial Avenue	824 SF	2,591 SF Office + 202 SF Mezzanine + 547 SF 2 nd Floor Office	3,415 SF	1 Grade	\$20.00	\$7,541.46
2 - 20091 Industrial Avenue	1,760 SF	-	1,760 SF	1 Grade	\$20.00	\$3,886.67
3 - 20091 Industrial Avenue	1,760 SF	-	1,760 SF	1 Grade	\$20.00	\$3,886.67
8 - 20091 Industrial Avenue	1,644 SF	-	1,644 SF	-	\$20.00	\$3,630.50
7 - 20091 Industrial Avenue	1,760 SF	-	1,760 SF	1 Grade	\$20.00	\$3,886.67
7 - 20111 Industrial Avenue	1,455 SF	248 SF Office + 58 SF Mezzanine	1,761 SF	1 Grade	\$20.00	\$3,888.88
8 - 20111 Industrial Avenue	1,641 SF	119 SF Office	1,760 SF	1 Grade	\$20.00	\$3,886.67
4 - 20131 Industrial Avenue	1,530 SF	230 SF Office	1,760 SF	1 Grade	\$20.00	\$3,886.67
106 - 20133 Industrial Avenue	1,878 SF	-	1,878 SF	1 Grade	\$20.00	\$4,147.25
107 - 20133 Industrial Avenue	1,433 SF	215 SF Office	1,648 SF	1 Grade	\$20.00	\$3,639.33
108 - 20133 Industrial Avenue	1,665 SF	106 SF Office + 106 SF Mezzanine	1,771 SF	1 Grade	\$20.00	\$3,910.96
109 - 20133 Industrial Avenue	1,763 SF	-	1,763 SF	1 Grade	\$20.00	\$3,893.29
110 - 20133 Industrial Avenue	1,200 SF	460 SF Office + 2 nd Floor Office	1,660 SF	1 Grade	\$20.00	\$3,665.83

*All measurements are estimates and are to be confirmed by Tenants



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