

FOR LEASE | INDUSTRIAL  
#13 - 19889 96 AVENUE  
LANGLEY, BC



- ▶ 1,836 SF Ground Floor Unit
- ▶ North Langley Business Plaza

### Highlights

- ▶ High exposure complex
- ▶ Central location
- ▶ Ample parking
- ▶ Grade loading

#### Grant Basran

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### Location

The subject space is situated at North Langley Business Plaza, a development comprised of four buildings in excess of 40,000 SF. The property offers excellent exposure on 96 Avenue in Port Kells, one of the most desirable industrial areas in the Lower Mainland due to its proximity to Highway #17, Highway #1, access to the U.S. border, its geographically central nature, and complimentary industries and services.

### Features

- ▶ Sprinklered
- ▶ Grade loading (10' X 10')
- ▶ Forced air heating
- ▶ 20' ceilings
- ▶ Two (2) piece washroom
- ▶ 3 phase power

### Zoning

M2 (General Industrial). Full copy of the bylaw available upon request.

### Ground Floor Area

1,836 SF

### Basic Rent

\$20.00 per SF (NNN)

### Additional Rent

\$7.29 PSF per annum (2025 estimate)

### Total Monthly Rent

\$4,175.37 + GST

### Availability

Contact Broker



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