

**AVISON  
YOUNG**

# For Lease

## Mufford Industrial Park

20626 - 20630 Mufford Crescent, Langley, BC



Newly renovated 2,078 sf - 4,288 sf  
warehouse units centrally located  
in Langley

Professionally managed by:

**wesgroup**

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## Available units



	TOTAL SIZE	BASIC RENT	ADDITIONAL RENT (EST.)	MONTHLY MANAGEMENT FEE	MONTHLY GROSS RENT* <small>*GST not included</small>	AVAILABILITY	TERM LENGTH
101	2,087 sf	\$22.50	\$7.08	\$257.40	\$5,401.86	Dec 1, 2024	3 – 5 years
201*	2,078 sf	\$22.50	\$7.08	\$256.11	\$5,378.38	Immediate	3 – 5 years
203*	2,210 sf	\$22.50	\$7.08	\$272.38	\$5,720.03	Immediate	3 – 5 years
308	2,193 sf	\$22.50	\$7.08	\$270.29	\$5,676.04	Immediate	3 – 5 years

\*units 201 & 203 can be combined for a 4,288 sf tenancy

## Property highlights

-  Great pylon signage branding opportunity
-  Highly sought-after area with easy access to major arterials
-  Security monitoring
-  Ample parking available on site
-  Newly repaved
-  Conveniently serviced by the 372 and 564 bus line, connecting commuters to Langley Centre

## Opportunity

The Mufford Industrial Park is a professionally managed complex offering functional small bay units with grade loading and 18' clear ceiling heights. The complex was recently repaved and repainted providing an excellent opportunity for small businesses requiring manufacturing or storage space.

## Location

This property is situated just north of the Langley Bypass on Mufford Crescent, in the busy Willowbrook Commercial Core. This location provides easy access to Fraser Highway, Highway 1, 10, 15, 99 and 200th Street. The site offers unmatched access to transit and is situated in an amenity-rich area, surrounded by Costco, Walmart, Willowbrook Shopping Centre and many other retail centres.

## Zoning

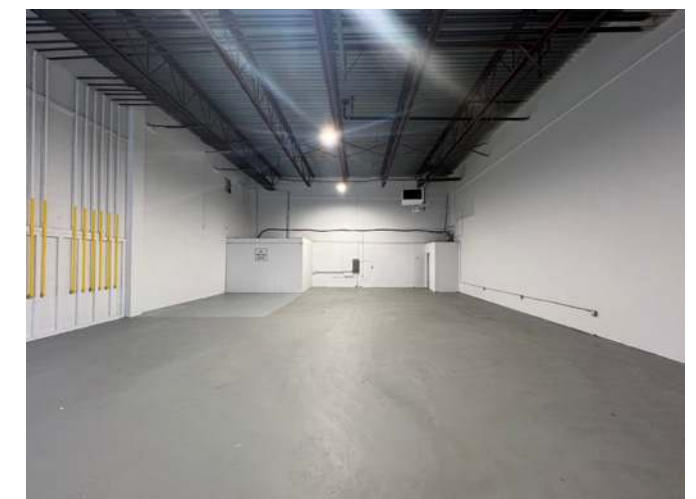
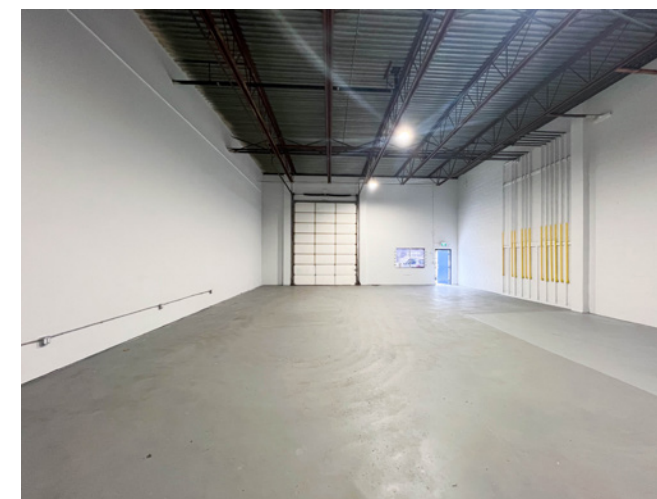
**M-2A (General Industrial Zone)** allows for a wide range of uses, including:

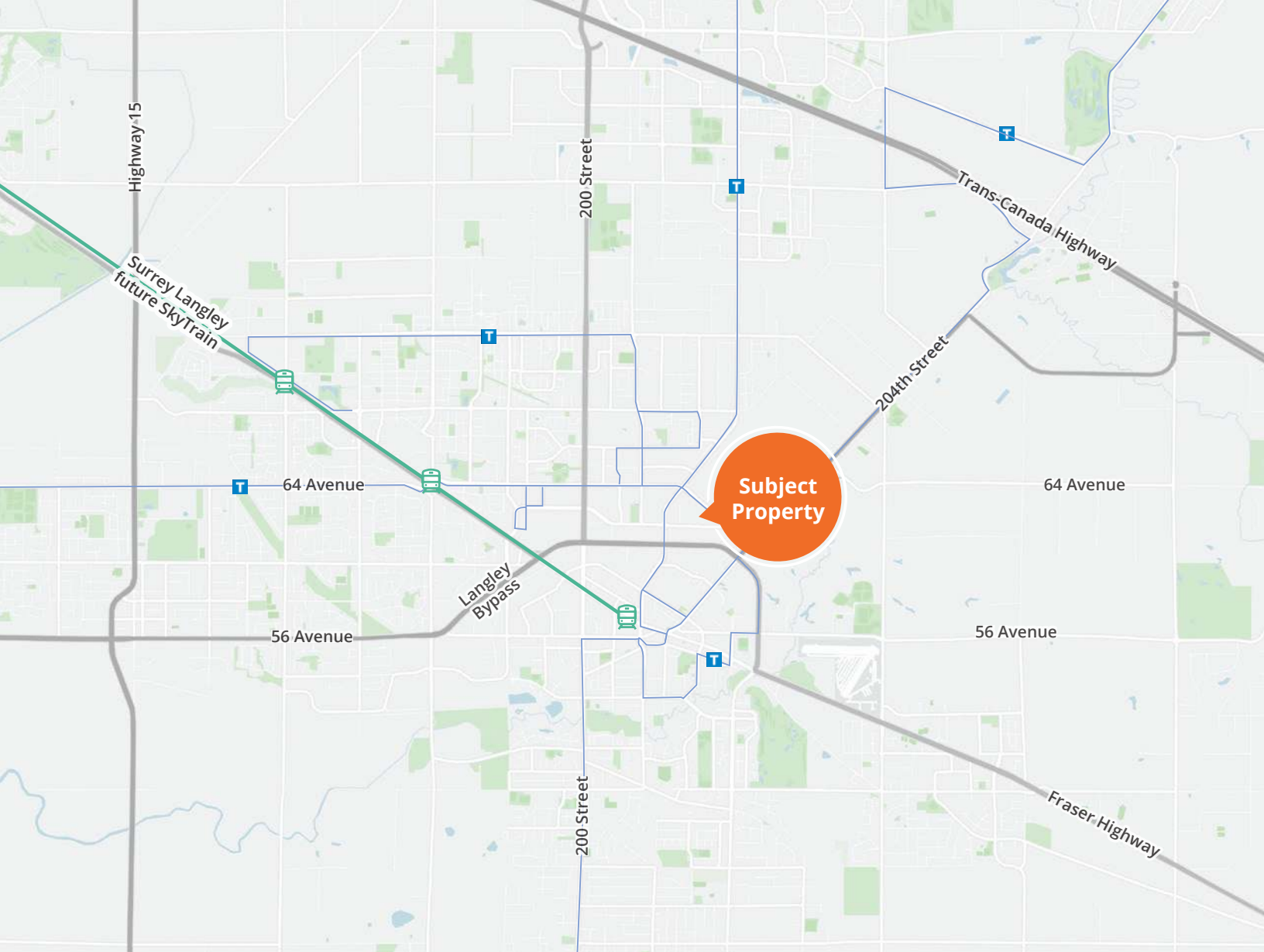
- Warehousing
- Distribution
- Storage
- Light manufacturing
- Production studios
- General industrial uses

*\*Please contact listing team for full details on permitted uses*

## Unit features

-  12' (W) by 16' (H) grade level loading doors
-  18' clear ceiling heights
-  One (1) washroom per unit
-  LED lighting
-  Designated parking
-  Forced-air gas heating
-  Newly painted and reconditioned units





#### Transit routes

- 372 - Clayton Heights/Langley Centre
- 564 - Langley Centre/Willowbrook
- 364 - Langley Centre/Scottsdale
- 395 - Langley Centre/King George Station
- 531 - White Rock Centre/ Willowbrook
- 595 - Maple Meadows Station / Langley Centre



#### Drive times

Port Kells	10 minutes
US Border	20 minutes
Maple Ridge	25 minutes

Surrey	25 minutes
Downtown Vancouver	40 minutes
YVR	45 minutes

## Contact for more information

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