

**AVISON  
YOUNG**

# For Lease

## Mufford Industrial Park

20626 – 20630 Mufford Crescent, Langley, BC



Newly renovated warehouse units  
centrally located in Langley

Professionally managed by:

**wesgroup**

**Gord Robson\***, Principal  
604 647 1331  
gord.robson@avisonyoung.com  
*\*Personal Real Estate Corporation*

**Ilya Tihanenoks**, Principal  
604 260 1869  
ilya.t@avisonyoung.com

## Available units



|     | TOTAL SIZE | BASIC RENT | ADDITIONAL RENT (EST.) | MONTHLY MANAGEMENT FEE | MONTHLY GROSS RENT*<br><small>*GST not included</small> | AVAILABILITY     | TERM LENGTH |
|-----|------------|------------|------------------------|------------------------|---|------------------|-------------|
| 101 |            |            |                        |                        |   | LEASED           |             |
| 104 | 2,200 sf   | \$22.50    | \$7.08                 | \$271.33               | \$5,694.33  | December 1, 2024 | 3 – 5 years |
| 110 | 2,209 sf   | \$22.50    | \$7.08                 | \$266.92               | \$5,620.06  | -                | 3 – 5 years |
| 201 | 2,080 sf   | \$22.50    | \$7.08                 | \$256.53               | \$5,383.73  | -                | 3 – 5 years |
| 203 | 2,200 sf   | \$22.50    | \$7.08                 | \$271.33               | \$5,694.33  | -                | 3 – 5 years |
| 308 | 2,200 sf   | \$22.50    | \$7.08                 | \$271.33               | \$5,694.33  | Immediate        | 3 – 5 years |

UNDER CONTRACT LEASED

## 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:

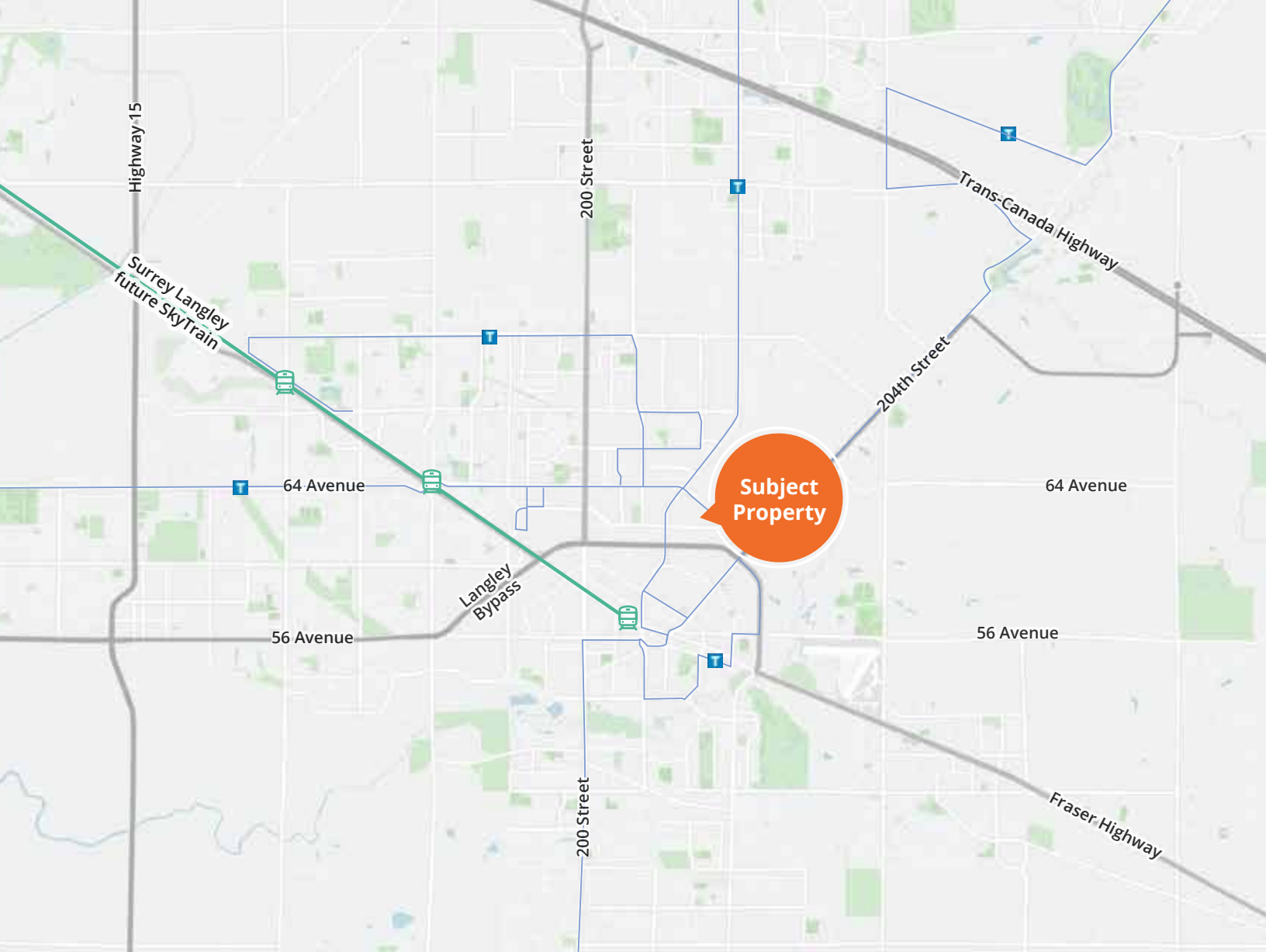
- Warehousing
- Distribution
- Storage
- Light manufacturing
- Production studios
- General industrial uses

*\*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

|                    |            |                           |            |
|--------------------|------------|---------------------------|------------|
| <b>Port Kells</b>  | 10 minutes | <b>Surrey</b>             | 25 minutes |
| <b>US Border</b>   | 20 minutes | <b>Downtown Vancouver</b> | 40 minutes |
| <b>Maple Ridge</b> | 25 minutes | <b>YVR</b>                | 45 minutes |

## Contact for more information

**Gord Robson\***, Principal  
 604 647 1331  
 gord.robson@avisonyoung.com  
*\*Personal Real Estate Corporation*

**Ilya Tihanenoks**, Principal  
 604 260 1869  
 ilya.t@avisonyoung.com

#2900-1055 West Georgia Street  
 P.O. Box 11109 Royal Centre  
 Vancouver, BC V6E 3P3, Canada

**avisonyoung.ca**

**AVISON  
 YOUNG**

