

FOR LEASE

# GATEWAY200

By wesgroup

## BRAND-NEW, PREMIUM SMALL-BAY INDUSTRIAL UNITS

19929 84<sup>TH</sup> AVENUE, LANGLEY TOWNSHIP, BC

[GATEWAY200.COM](http://GATEWAY200.COM)





# SITUATE YOUR BUSINESS IN LANGLEY'S PREMIER COMMERCIAL HUB

## EXCEPTIONAL OPPORTUNITY

Introducing Gateway 200 by Wesgroup – featuring 13 top-tier industrial units in the heart of North Langley. Gateway 200 boasts a remarkable 62,194 SF of prime industrial real estate, in a highly sought after master-planned office, retail and light industrial business park.

Avison Young proudly presents this exceptional opportunity to lease brand-new, premium small-bay industrial units starting from 4,619 SF. The project features industry-leading design and specifications within a professionally crafted building.



**UNIT RANGE**  
4,619 sf - 4,891 sf\*  
\*Units can be combined



**RECENTLY COMPLETED**  
READY FOR OCCUPANCY



**LEASE RATE**  
Please contact Listing Agents



**ZONING**  
C-18

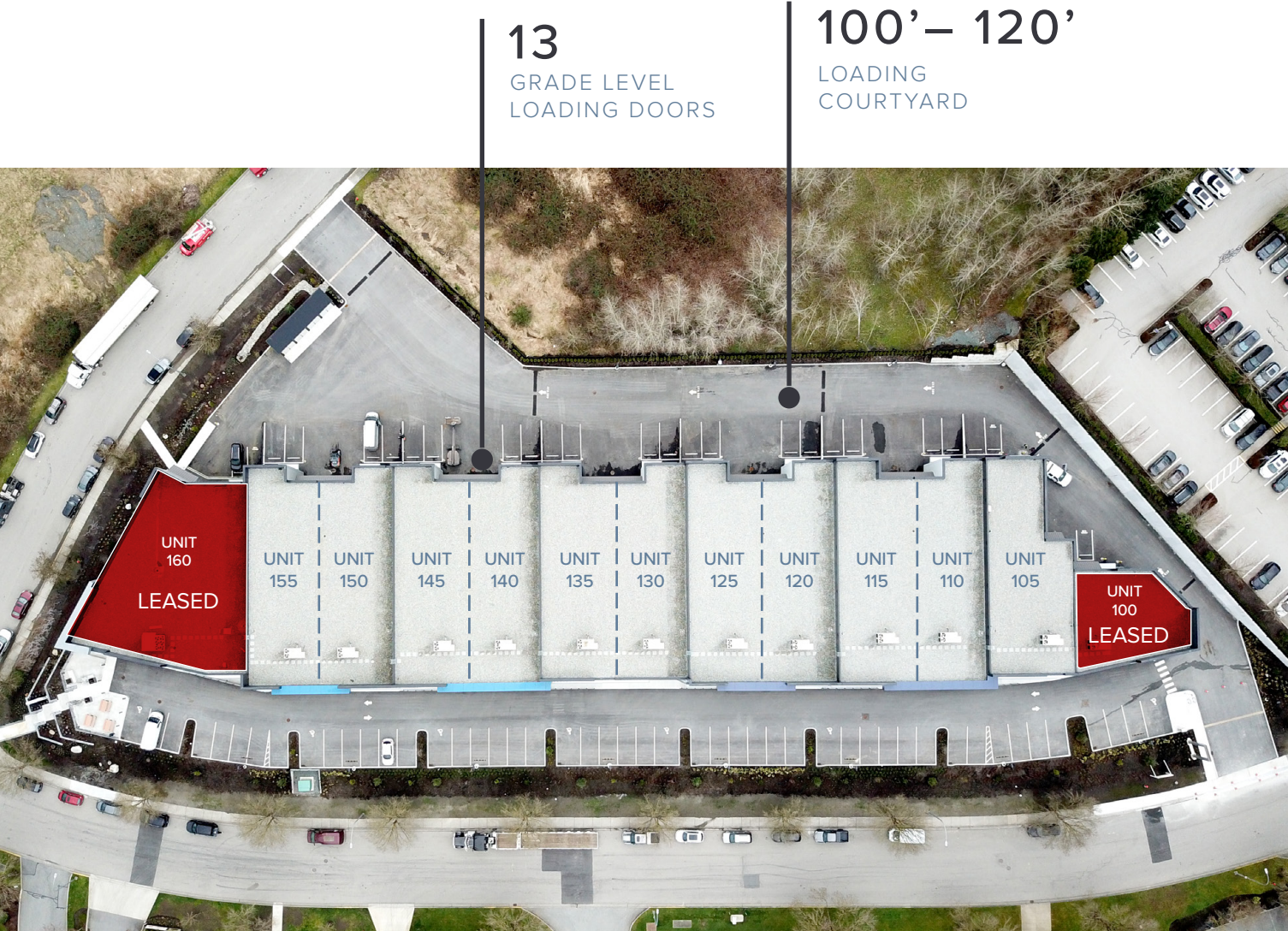


SITE & FEATURES

INDUSTRY-LEADING  
BUILDING DESIGN



UNIT	MAIN FLOOR SF	MEZZANINE SF	TOTAL SF
Unit 100	LEASED		
Unit 105	3,923	968	4,891
Unit 110	3,753	943	4,696
Unit 115	3,778	950	4,728
Unit 120	3,778	950	4,728
Unit 125	3,766	943	4,709
Unit 130	3,733	886	4,619
Unit 135	3,741	886	4,627
Unit 140	3,778	943	4,721
Unit 145	3,804	950	4,754
Unit 150	3,804	950	4,754
Unit 155	3,789	943	4,732
Unit 160	LEASED		



**CEILING HEIGHT**  
Warehouse: 25’ clear  
Mezzanine: 12’ clear



**FLOOR LOAD**  
Warehouse: 500lbs. PSF  
Mezzanine: 100lbs. PSF



**POWER**  
One (1) 200 amp at  
120/208 volt 3-phase  
electrical panel per unit



**HYDRO**  
Separately metered  
gas & hydro



**SPRINKLERS**  
ESFR sprinkler  
system



**WASHROOMS**  
One (1) handicapped-  
accessible washroom to  
be installed in each of  
the remaining units



**HEATING & COOLING**  
8.5 ton hybrid gas-electric  
heat pump RTU providing  
heating & cooling



**LOADING**  
12’ W x 14’ H grade  
level loading door with  
canopies, front entrance &  
rear loading configuration



**PARKING**  
Ample parking  
onsite and along  
municipal roads



**FLOORS**  
Concrete floors



**EXTERIOR GLAZING**  
Contemporary storefront  
and generous glazing



**PODIUM SIGNAGE**  
Six (6) panels available  
on the podium



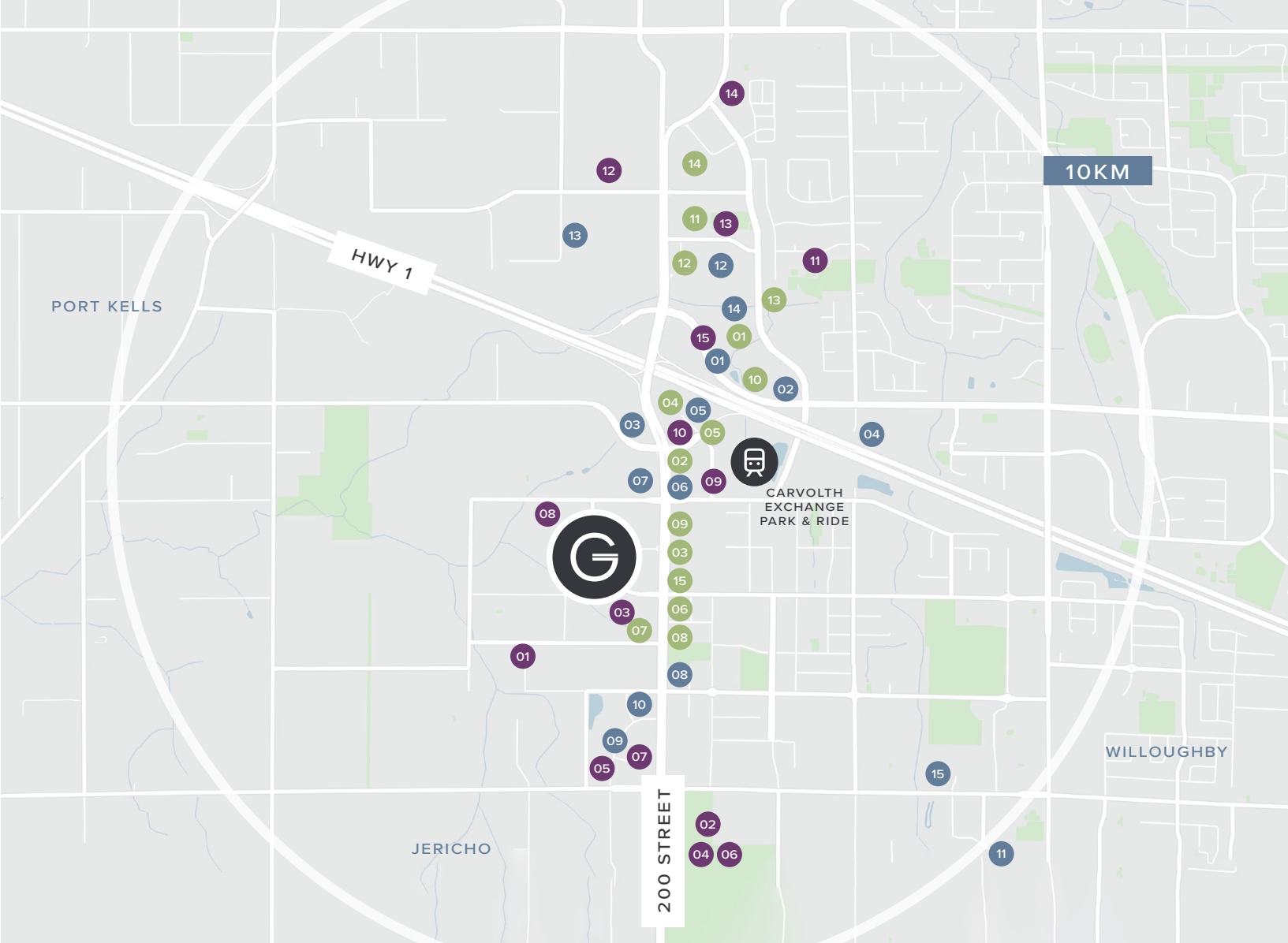
LOCAL AMENITIES

EXPLORE THE VIBRANT  
COMMUNITY OF LANGLEY

The community of North Langle is a hub for new offices, restaurants, shops, and amenities within a rapidly growing residential and business node, already home to prestigious tenants such as Fraser Health Authority, Corix, Grant Thorton LLP, Orion Construction, and HALL Group of Companies.

Located along 84th Avenue, just west of the bustling 200th Street corridor, Gateway 200 benefits from the area’s high traffic and strategically central location.

Conveniently situated next to Langley’s primary transportation hub, the Carvolth Exchange and Park & Ride, providing seamless access to public transit.



BUS ROUTES

- 501 Langley Centre/ Surrey Central Station
- 509 Walnut Grove/Surrey Central Station
- 388 22nd St Station/Carvolth Exchange
- 595 Maple Meadows Station/Langley Centre
- 555 Carvolth Exchange/Lougheed Station
- 562 Langley Centre/Walnut Grove
- 66 Fraser Valley Express



Carvolth Exchange and Park & Ride

PUBLIC TRANSIT TIMES



30 MIN OR LESS

- Willowbrook
- Guilford Exchange
- Pitt Meadows
- Abbotsford



1 HOUR OR LESS

- Metrotown
- Coquitlam Centre
- Vancouver City Centre
- Surrey City Centre
- YVR

LOCAL AMENITIES

FOOD & BEVERAGE

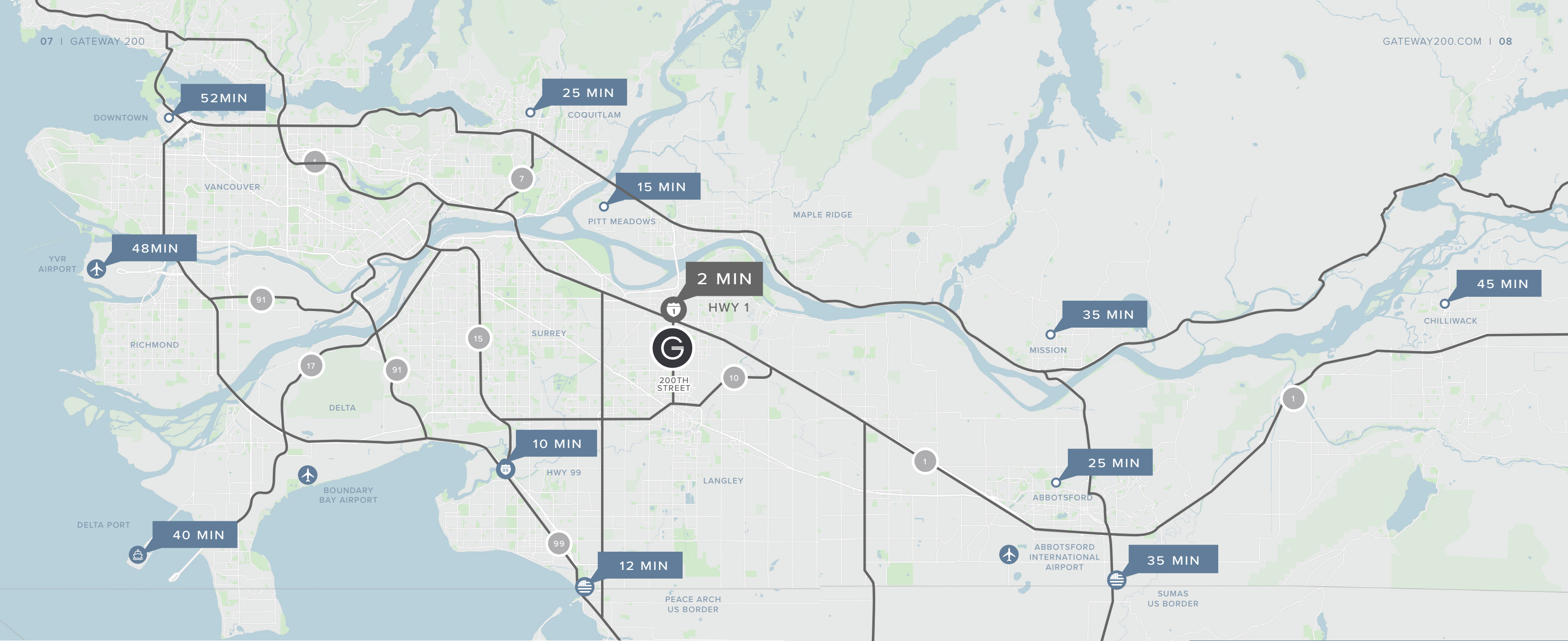
- 01 Browns Socialhouse
- 02 Starbucks
- 03 Tim Hortons
- 04 Dead Frog Brewery
- 05 Moxies Langley Restaurant
- 06 Artigiano
- 07 S+L Kitchen & Bar Langley
- 08 Blacksmith Bakery
- 09 Wendy's
- 10 Sushi Gio Japanese Restaurant
- 11 The Old Spaghetti Factory Langley
- 12 The Barley Merchant Taproom & Kitchen
- 13 The Keg Steakhouse & Bar Langley
- 14 Smugglers Trail Caskworks Brewery & Kitchen
- 15 McDonald's

AMENITIES

- 01 Shoppers Drug Mart
- 02 CIBC
- 03 First West Credit Union
- 04 Holiday Inn Express
- 05 Sandman Signature Langley Hotel
- 06 Shell
- 07 Chevron - Gas Station
- 08 Latimer Village
- 09 FLUID SPA Langley
- 10 Gold's Gym Langley
- 11 Willoughby Town Centre
- 12 Cineplex Cinemas Langley
- 13 Best Buy
- 14 Fresh St. Market
- 15 The Tennis Centre Langley

SERVICES

- 01 Highland Meadows Day Care
- 02 Langley Events Centre
- 03 Mopac Auto Supply
- 04 Willoughby Community Centre
- 05 Vehicle Sales Authority of BC
- 06 Langley Sports Medicine Clinic
- 07 Fluid Salon & Spa Langley
- 08 Revamp Wellness
- 09 BC General Employees' Union Fraser Valley
- 10 Willoughby Family Chiropractic
- 11 New Horizon Montessori School
- 12 Purolator
- 13 Sportsplex Daycare
- 14 HealthLink BC
- 15 Canada Post



# GATEWAY TO THE FRASER VALLEY AND THE LOWER MAINLAND

Langley's 200th Street Corridor offers a unique advantage for your business offering immediate access to Highway 1 and 200th Street. This strategic location places your business in close proximity to a steady stream of commuting consumers and ensures easy access for your employees.

## POPULATION

DISTANCE	1KM	3KM	5KM
Population	4,691	56,041	117,821
Pop Change 2023 – 2026	24.1%	12.2%	10.1%



**2 MINS**  
To Highway 1 Interchange

## LOCAL LABOUR FORCE



**146,586**  
Population



**30,695**  
Labour force within 5km



**9.9%**  
Population Growth  
2023 – 2026 est.



## EXPERIENCED TEAM

COMMITTED  
TO DELIVERING  
GREAT VALUE

## DEVELOPER

Wesgroup Properties is a Vancouver-based, family-owned real estate company that specializes in the development of sustainable, mixed-use spaces. In business for more than 60 years, Wesgroup provides complete, end-to-end real estate services, acquiring, developing and managing commercial and residential properties.

Wesgroup is one of Western Canada's largest private real estate companies, with over 7,000 residential units completed and over 60 commercial buildings, totaling over 3.9 million square feet under management.

## MARKETING

Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. Their integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage.

Together, they 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.

**wesgroup**

wesgroup.ca

**AVISON  
YOUNG**

avisonyoung.ca

## PROJECTS BY WESGROUP







GATEWAY200.COM

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DEVELOPED BY

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