

**AVISON
YOUNG**

For Lease

Mufford Industrial Park

20626 – 20630 Mufford Crescent, Langley, BC

ONE UNIT REMAINING



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*

Riley Stephen, Sales Assistant
604 757 4924
riley.stephen@avisonyoung.com

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* <small>*GST not included</small>	AVAILABILITY	TERM LENGTH
101							LEASED
104							LEASED
110							LEASED
201							LEASED
203							LEASED
308	2,200 sf	\$22.50	\$7.63	\$276.19	\$5,800.02	Immediate	3 – 5 years

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

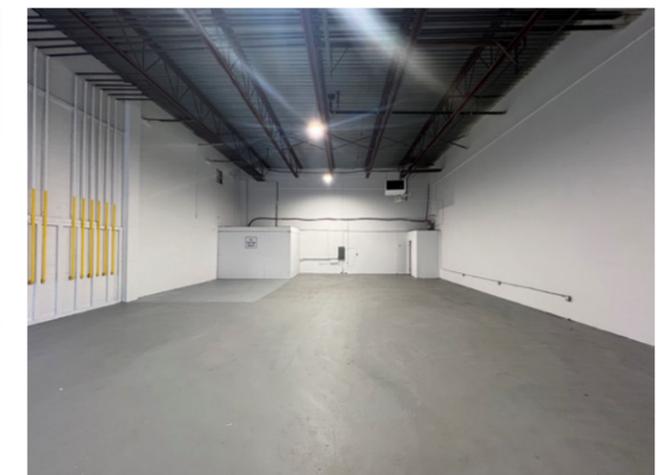
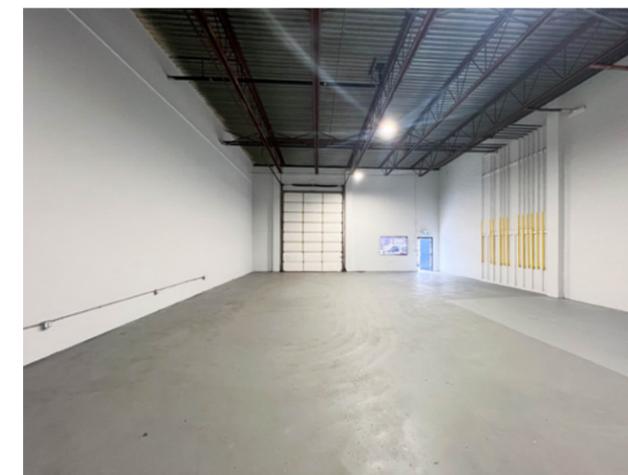
M-2A (General Industrial Zone) allows for a wide range of uses, including:

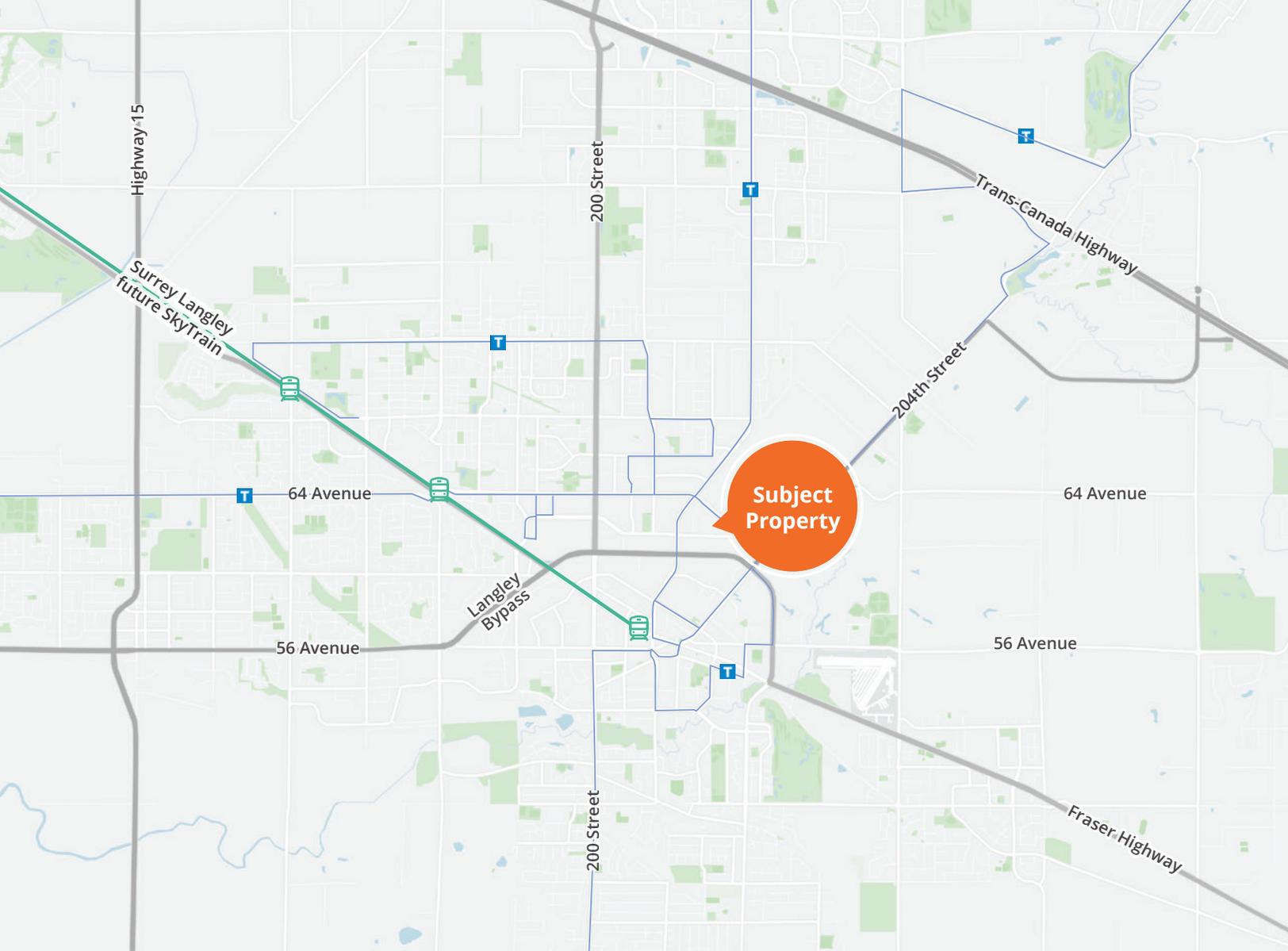
- Warehousing
- Distribution
- Storage
- Light manufacturing
- Production studios
- General industrial uses

**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	Surrey	25 minutes
US Border	20 minutes	Downtown Vancouver	40 minutes
Maple Ridge	25 minutes	YVR	45 minutes

Contact for more information

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

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

Riley Stephen, Sales Assistant
 604 757 4924
 riley.stephen@avisonyoung.com

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

avisonyoung.ca

© 2025 Avison Young. All rights reserved. E. & O.E.:
 The information contained herein was obtained from
 sources that we deem reliable and, while thought to be
 correct, is not guaranteed by Avison Young Commercial
 Real Estate Services, LP ("Avison Young").

