

**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  
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*\*Personal Real Estate Corporation*

**Riley Stephen**, Sales Assistant  
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**Ilya Tihanenoks**, Principal  
604 260 1869  
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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				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
- 

Ample parking available on site
- 

Highly sought-after area with easy access to major arterials
- 

Newly repaved
- 

Security monitoring
- 

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
- 

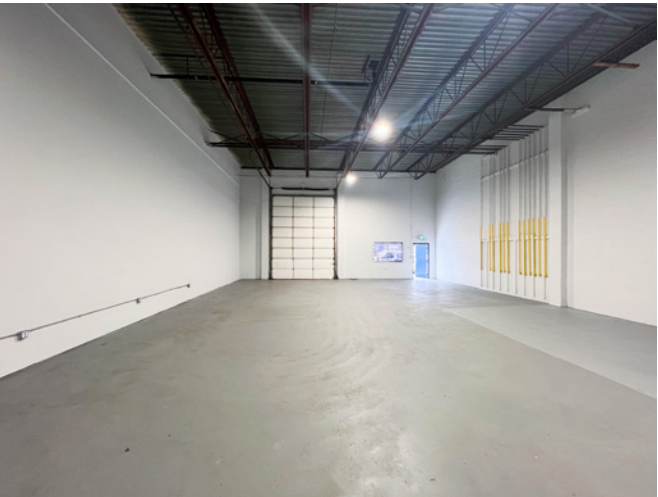
One (1) washroom per unit
- 

LED lighting
- 

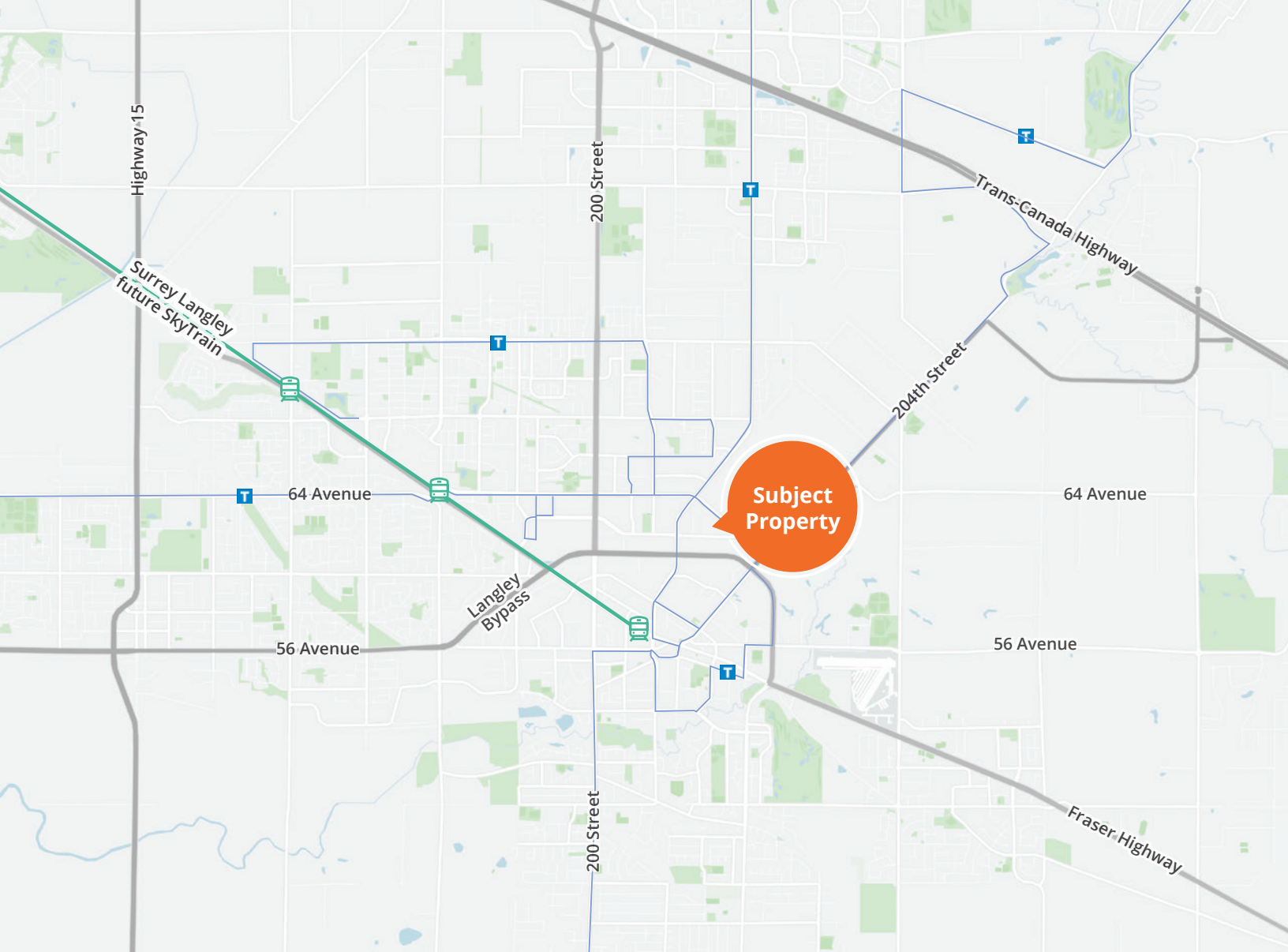
Designated parking
- 

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

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