

**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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Available units





	TOTAL SIZE	BASIC RENT	ADDITIONAL RENT (EST.)	MONTHLY MANAGEMENT FEE	MONTHLY GROSS RENT*	AVAILABILITY	TERM LENGTH
201							LEASED
203							LEASED
308							LEASED
204	2,204 sf	\$21.50	\$7.99	\$271.83	\$5,688.16	Immediate	3 – 5 years

*GST not included

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

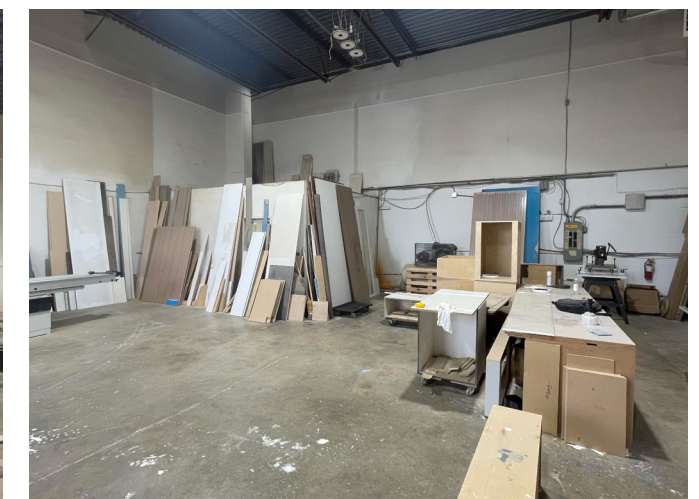
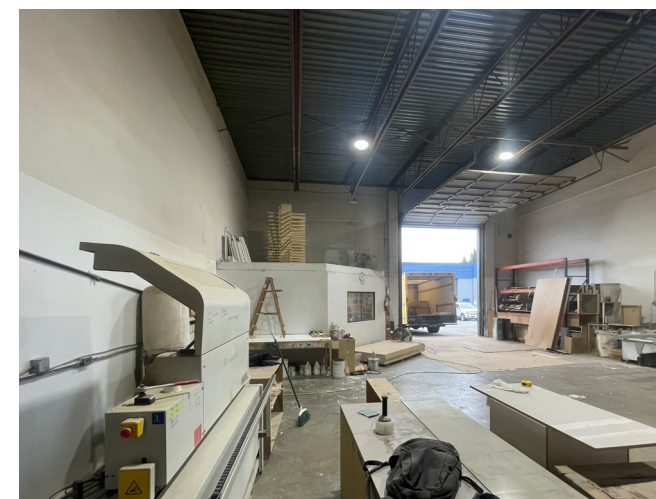
 One (1) washroom per unit

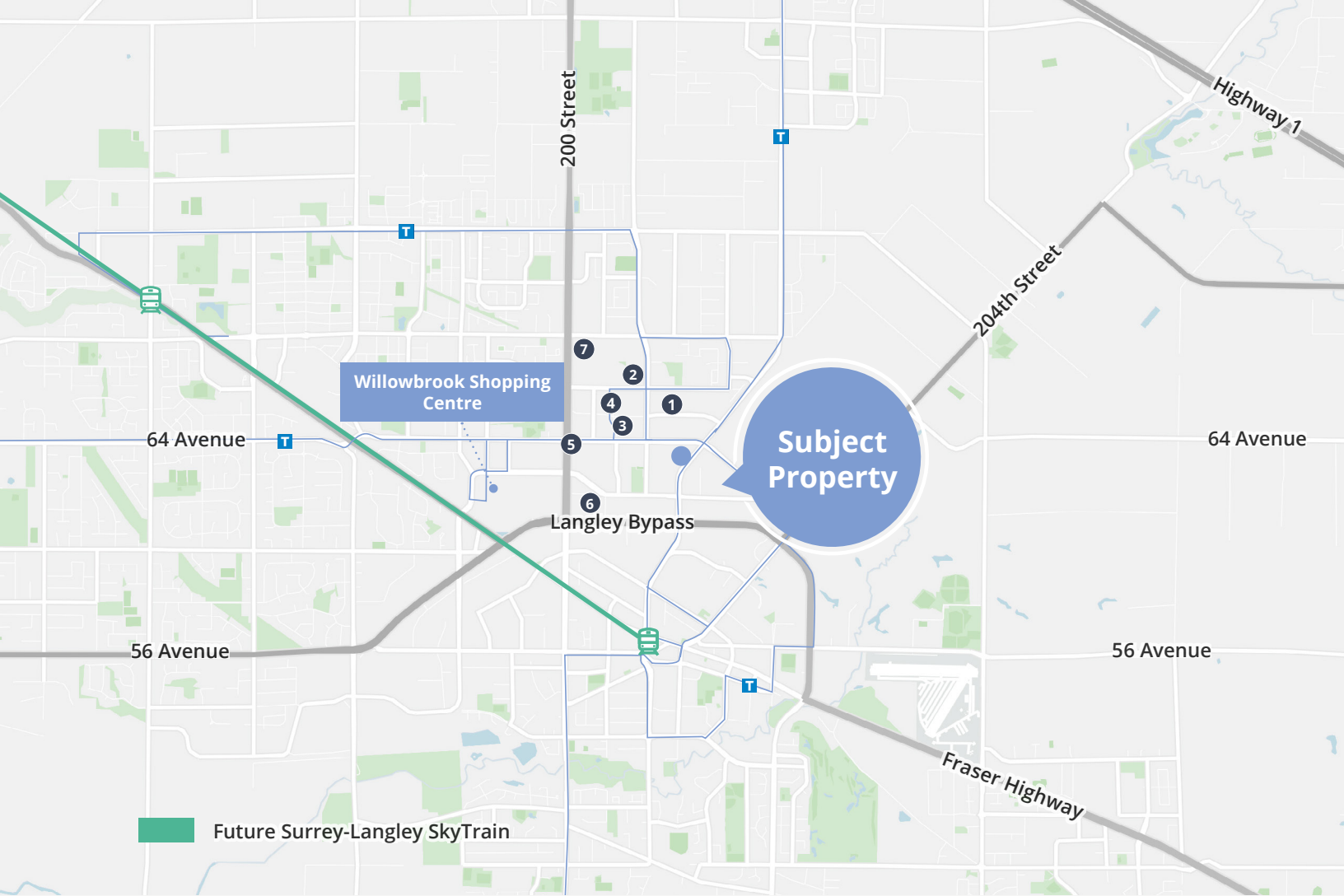
 LED lighting

 Designated parking

 Forced-air gas heating

 Newly painted and reconditioned units





AMENITIES

- 1 Costco
- 2 Walmart
- 3 Save-On-Foods
- 4 London Drugs
- 5 Canadian Tire
- 6 PetSmart
- 7 Home Depot

TRANSIT ROUTES

- 595** Maple Meadows Station/Langley Centre
- 395** Langley Centre/King George Station
- 531** White Rock Centre/Willowbrook

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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