

FOR LEASE

Unit 300 - 19630 Langley Bypass Langley, BC

2,392 sf industrial warehouse with rear grade loading and prime
Langley Bypass exposure



wesgroup

**AVISON
YOUNG**

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For Lease

Unit 300 - 19630 Langley Bypass
Langley, BC

Property details

AVAILABLE AREA

Warehouse: 2,392 sf*

**Area is approximate and to be confirmed by the Tenant*

ZONING

I1 (Light Industrial Zone) permits a wide range of light impact industrial uses, including but not limited to warehouse, wholesale or retail sales of building materials and supplies, equipment sales, service and rental, indoor recreation facilities and production studio space.

AVAILABILITY DATE

Immediately

LEASE RATE

\$21.00 psf, net

ADDITIONAL RENT (2026 ESTIMATE)

\$8.67 psf, excluding management fees

Opportunity

On behalf of Wesgroup, Avison Young is pleased to present the opportunity to lease a 2,392 sf warehouse unit offering high-exposure signage opportunities and direct frontage along the Langley Bypass.

Delivered in warm shell condition and newly repainted, the premises features expansive ceilings, one rear grade-level loading door, and one washroom, providing a functional and flexible space for a wide range of light-impact industrial operations.

Location

The property is strategically positioned along the south side of Langley Bypass, just east of the 196th Street overpass. With direct frontage, excellent signage opportunities, and exposure to substantial daily traffic, the property offers an ideal location for businesses seeking a strong presence in Langley's established commercial and industrial marketplace.

The location offers excellent connectivity to Fraser Highway, Highway 10, Highway 15 and Highway 1, providing efficient connections throughout the Fraser Valley and Metro Vancouver.

Occupiers will also benefit from a wide range of nearby restaurants, retail, services and transit options, with more than 2.5 million sf of retail amenities concentrated within the Willowbrook retail node.



FRONT OF BUILDING



FRONT OF UNIT



WARM SHELL WAREHOUSE

Property highlights

- Delivered in warm shell condition and newly repainted
- One (1) rear grade-level loading door
- 22'11" clear ceiling height
- 100 amps, 120/208 volts, 3-phase electrical service
- One (1) washroom
- Fully sprinklered
- Gas-fired forced air heating
- Highly visible fascia signage
- Pylon signage available*
- Ample on-site parking spaces

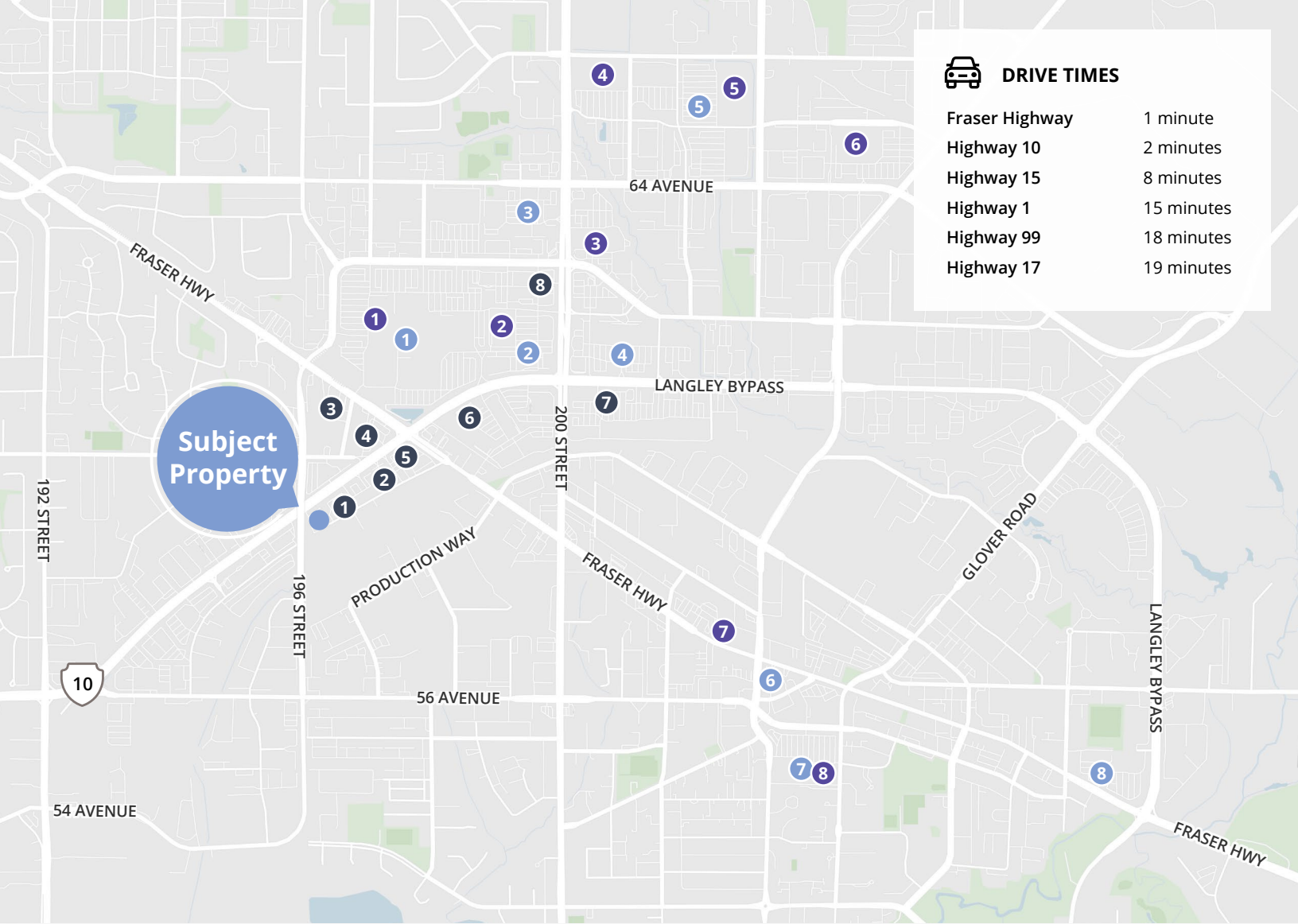
**Subject to availability and additional monthly fees*



BUILDING AERIAL



WARM SHELL WAREHOUSE



DRIVE TIMES

Fraser Highway	1 minute
Highway 10	2 minutes
Highway 15	8 minutes
Highway 1	15 minutes
Highway 99	18 minutes
Highway 17	19 minutes

Subject
Property



SHOPPING & RETAIL

1. Willowbrook Shopping Centre
2. Willowbrook Park
3. Langley Crossing Shopping Centre
4. RioCan Langley Centre
5. Smart Centres Langley
6. City Centre Square
7. Langley Mall
8. Fraser Crossing Centre



RESTAURANTS

1. IHOP
2. Boston Pizza
3. Wendy's
4. Tim Hortons
5. McDonald's
6. Chipotle Mexican Grill
7. Olive Garden
8. Earls Kitchen + Bar



SERVICES

1. T&T Supermarket
2. Safeway
3. Canadian Tire
4. The Home Depot
5. Walmart Supercentre
6. Costco Wholesale
7. Save-On-Foods
8. No Frills

Contact for more information

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