

FOR LEASE

COMMERCIAL/ INDUSTRIAL STRATA UNIT

14 - 19889 96 AVENUE
LANGLEY, BC



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 3,694 sf
- Excellent 96 Avenue access
- 1,600 sf fenced side yard
- Ample parking

*For more information
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LOCATION

Situated in the industrial hub of Port Kells, this flex commercial / industrial unit is located in a high exposure commercial centre home to Wendy's, Tim Hortons, and Lordco Parts.

PROPERTY FEATURES

- 3 phase power
- M1-A (service industrial)
- Gas fired unit heaters in warehouse
- Ample parking
- 20' clear ceiling height
- 1,600 sf fenced outside storage
- 3 grade doors
- Excellent 96 Avenue access

AVAILABILITY

Office 1,847 sf

Warehouse 1,847 sf

Total 3,694 sf

BASIC RENT

\$13.00 psf per annum

ADDITIONAL RENT

\$3.60 psf per annum

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