

# FOR SALE

NEW PORT KELLS INDUSTRIAL WAREHOUSE UNITS

20279 97 Avenue  
Langley, BC



**FRONTLINE**  
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

## PROPERTY HIGHLIGHTS:

- Units from 2,741 - 10,964 sf
- 3 phase power
- Grade level loading
- Priced from \$545,000

*For more information  
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Langley, BC

## LOCATION

Strategically located in the most highly sought after industrial park of Port Kells, these units are well positioned on 97th Avenue one block east of 201 Street. This location provides easy access to all Greater Vancouver markets via the Trans Canada Highway and the Golden Ears Bridge.

## PROPERTY FEATURES

- Newly constructed units
- 21' clear ceiling height
- Extensive exterior glazing
- 3 phase power per unit
- Grade level loading doors
- 300 lbs floor loading capacity

## ZONING

Zoned M-1A (light industrial)

## AVAILABILITY

Unit 11 - 2,741 sf

Unit 12 - 2,741 sf

Unit 13 - 2,741 sf

Unit 14 - 2,741 sf

## ASKING PRICE PER UNIT

\$545,000

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