

SCHREDER

BROTHERS

REAL ESTATE GROUP

WALNUT GROVE
BOTTLE DEPOT

FOR LEASE

Unit 5 - 20280 97 Avenue
Langley, BC

Industrial Strata Unit

- » 12' X 14' wide grade level roll-up door
- » Additional mezzanine space
- » Finished office/showroom space

JAMIE SCHREDER

Personal Real Estate Corporation

ROYAL LEPAGE

Wolstencroft Realty
INDEPENDENTLY OWNED AND OPERATED, BROKER

UPDESH GREWAL

Personal Real Estate Corporation

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PROPERTY INFO

RENTABLE AREA

Warehouse:	745 ft ²
Office:	374 ft ²
Mezzanine:	374 ft ²
Total:	1,119 ft ²

BASIC RENT

\$17.50/ ft² / per annum

ADDITIONAL RENT

\$7.00 / ft² / per annum

EST. GROSS RENT

\$2,284.63 / month + GST

ZONING

M-2

(Light Impact Industrial)

Intended to accommodate light impact industry, transportation industry, warehouses, and limited office and service uses.

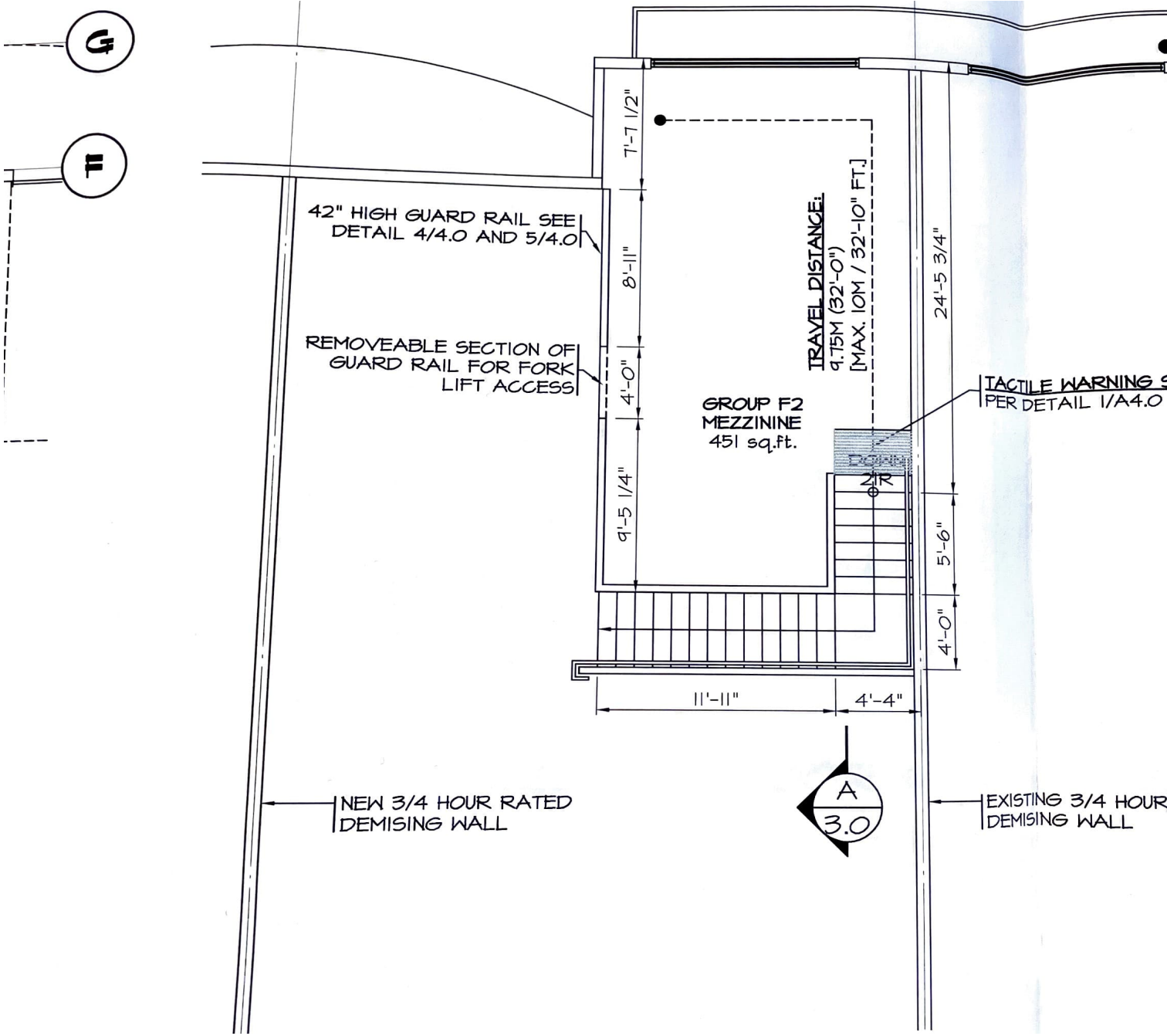


Unit 5 - 20280 97 Avenue, Langley

This is an opportunity to lease a rarely available small-bay industrial strata unit in the Port Kells area. The unit features a 745 square foot warehouse with 28’ clear ceiling height and a 374 square foot office/showroom. There is also a 374 square foot mezzanine space included at no additional cost.

IMPORTANT NOTE: This opportunity is strictly limited to storage users with no reserved parking requirement (street parking is available). This unit is not available for retail and/or office uses.

- » 28’ Clear Ceiling Height
- » Street Parking Available
- » Additional Mezzanine Space



FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.



DRIVE TIMES

MAPLE RIDGE	16 MINS
CLOVERDALE	24 MINS
SURREY	24 MINS
BURNABY	27 MINS
COQUITLAM	31 MINS
DELTA	36 MINS
WHITEROCK	42 MINS

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Unlicensed Assistant



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