

LANGLEY CITY

INDUSTRIAL PARK

Modern industrial space in a rapidly growing city

5721 Production Way, Langley



Developed by



HUNGERFORD
PROPERTIES

Marketed by

**AVISON
YOUNG**

ROYAL LEPAGE

Wolstencroft Realty

Opportunity

Designed for the Modern Business Owner

Langley City Industrial Park features a total of 102,987 SF of premium, high-exposure small-bay industrial strata units throughout two buildings.

Units range from 3,493 SF up to 5,263 SF, with the opportunity to combine available units for larger contiguous floorplans, providing flexibility for a variety of business needs.

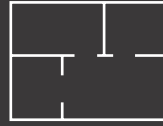
Langley City remains to be in short supply of modern industrial space with relevant building features that support businesses of today and tomorrow. While Langley City is poised to experience exponential growth as a result of the under construction Surrey Langley SkyTrain Project, this opportunity will fuel business owners to meet the upcoming demand of this rapidly changing area.





Loading

Rear, grade-level loading



Small-Bay Strata Units

3,493 SF - 5,263 SF



Zoning

I1 – Light Industrial



Estimated Completion

Late 2026



Strategic Location for Exceptional Connectivity

Situated at the centre of the Fraser Valley's thriving industrial and commercial hub, **Langley City Industrial Park** is strategically positioned at the crossroads of industry and convenience.



148,369

Population Within 5 km



48,323

Labour Force Within 5 km



33.4%

Skilled Labour Force



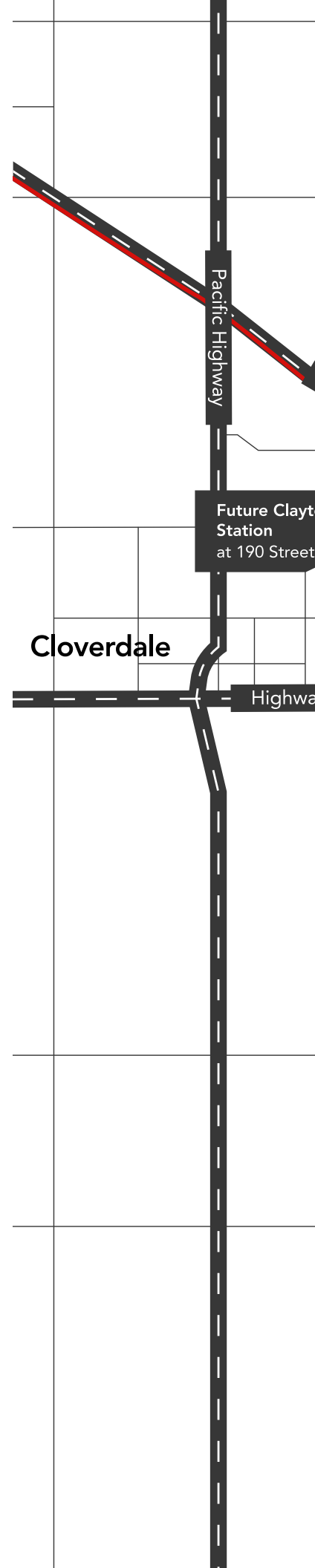
Connectivity at its Core

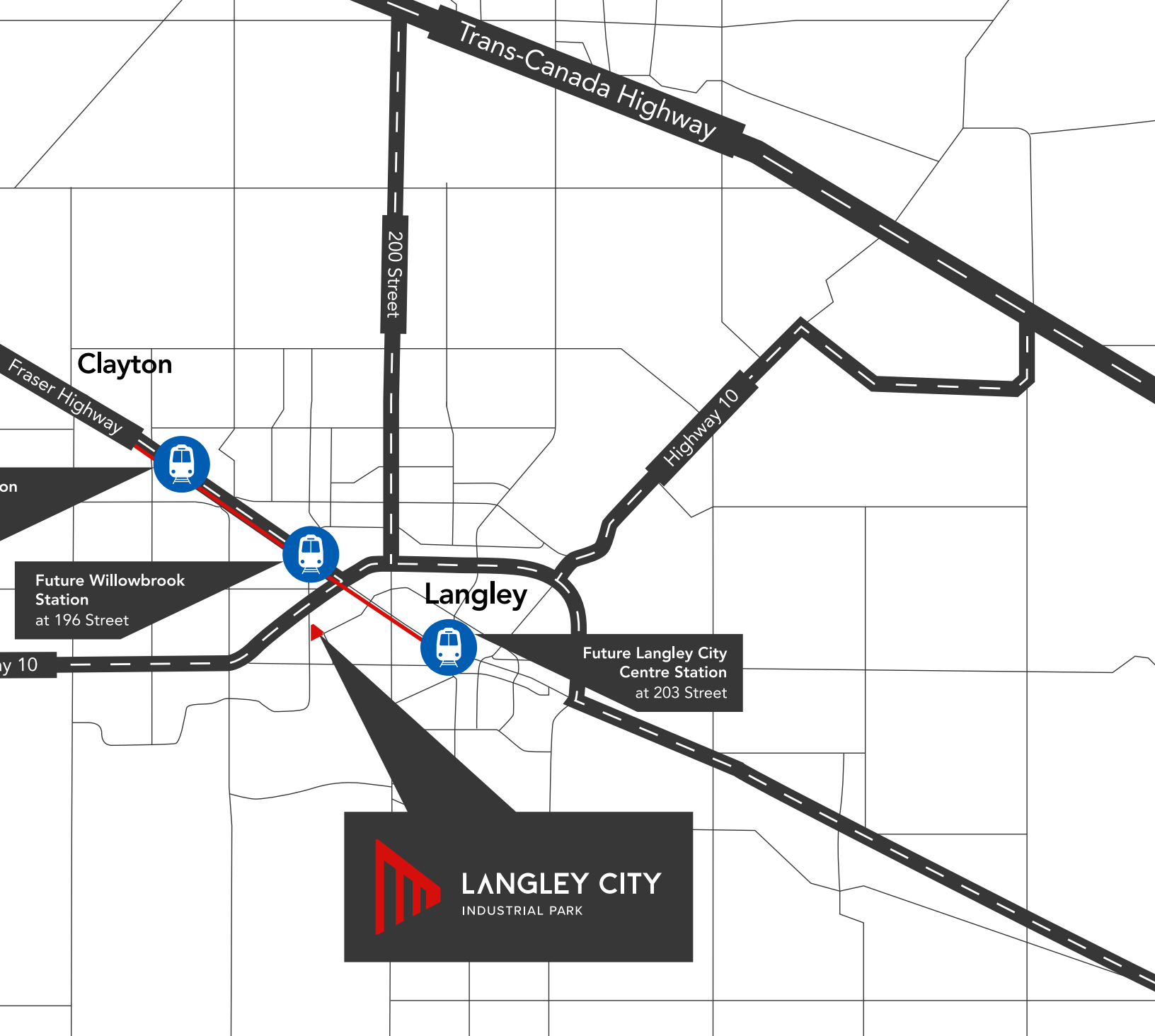
At the core of **Langley City Industrial Park's** appeal lies the exceptional connectivity to the rest of Metro Vancouver and the Fraser Valley facilitated by its prime location just south of the Langley Bypass at Production Way and 196th Street. With immediate access to major highways and transit corridors, including Highway 10, the Fraser Highway, 200th Street, the Trans-Canada Highway (Highway 1), and the future Willowbrook SkyTrain station, your business operations will flow seamlessly, ensuring swift distribution, reduced transit times, and amplified cost-efficiency.



Accessibility by Transit

With direct access to major arterial routes and public transit, **Langley City Industrial Park** allows business owners and employees to have a variety of commuting options. With the future Willowbrook SkyTrain Station at 196th Street within walking distance (10 minute walk), this location is unparalleled in terms of access to the existing variety of urban amenities, including entertainment, accommodation, retail, dining options, but also those additional amenities that will come with the expected growth the SkyTrain affords.





10 Min

Or Less

- Willowbrook Skytrain Station (5 min)
- Carvolth Exchange
- Willowbrook Shopping Centre
- Willoughby Town Centre
- Langley City Centre

30 Min

Or Less

- Surrey City Centre
- Lynden-Aldergrove Border Crossing
- Pacific Highway Border Crossing
- Highstreet Shopping Centre
- Newton Exchange

1 Hr

Or Less

- Metrotown
- Vancouver International Airport (YVR)
- Downtown Vancouver
- Brentwood
- Bridgeport Station

Local Amenities

Restaurants

- | | |
|--|----------------------------|
| 1. Olive Garden | 9. WINGS |
| 2. OEB Breakfast Co | 10. Chipotle Mexican Grill |
| 3. Earls | 11. A&W |
| 4. Cactus Club Café | 12. White Spot |
| 5. Trading Post Brewery & Tasting Room | 13. Milestones |
| 6. Montana's BBQ & Bar | 14. Tim Hortons |
| 7. McDonald's | 15. Starbucks |
| 8. Wendy's | 16. Browns Social House |
| | 17. Five Roads Brewing Co |

Shopping

- | | |
|--------------------------|---------------------|
| 1. RioCan Langley Centre | 9. Safeway |
| 2. Canadian Tire | 10. MEC |
| 3. Costco | 11. T&T Supermarket |
| 4. Home Depot | 12. BC Liquor Store |
| 5. Marshalls & HomeSense | 13. Staples |
| 6. Walmart Supercentre | 14. Best Buy |
| 7. London Drugs | 15. No Frills |
| 8. Rona | |

Accommodation & Entertainment

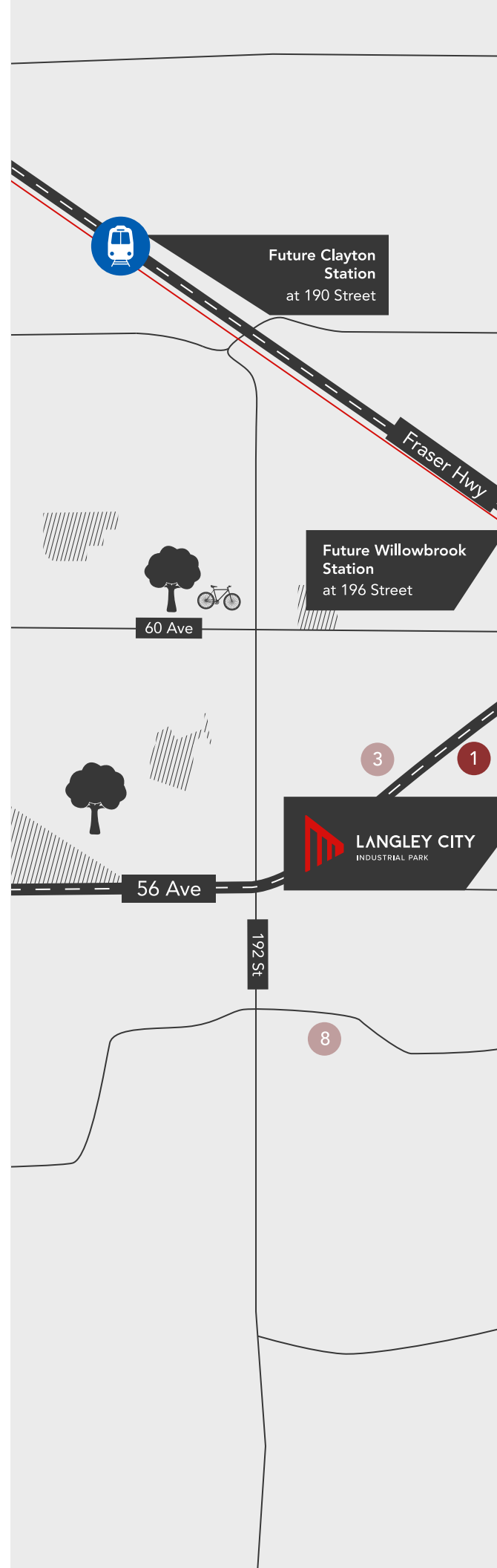
1. Hampton Inn & Suites
2. Cascades Casino
3. Days Inn & Suites
4. Westward Inn & Suites
5. Best Western Plus

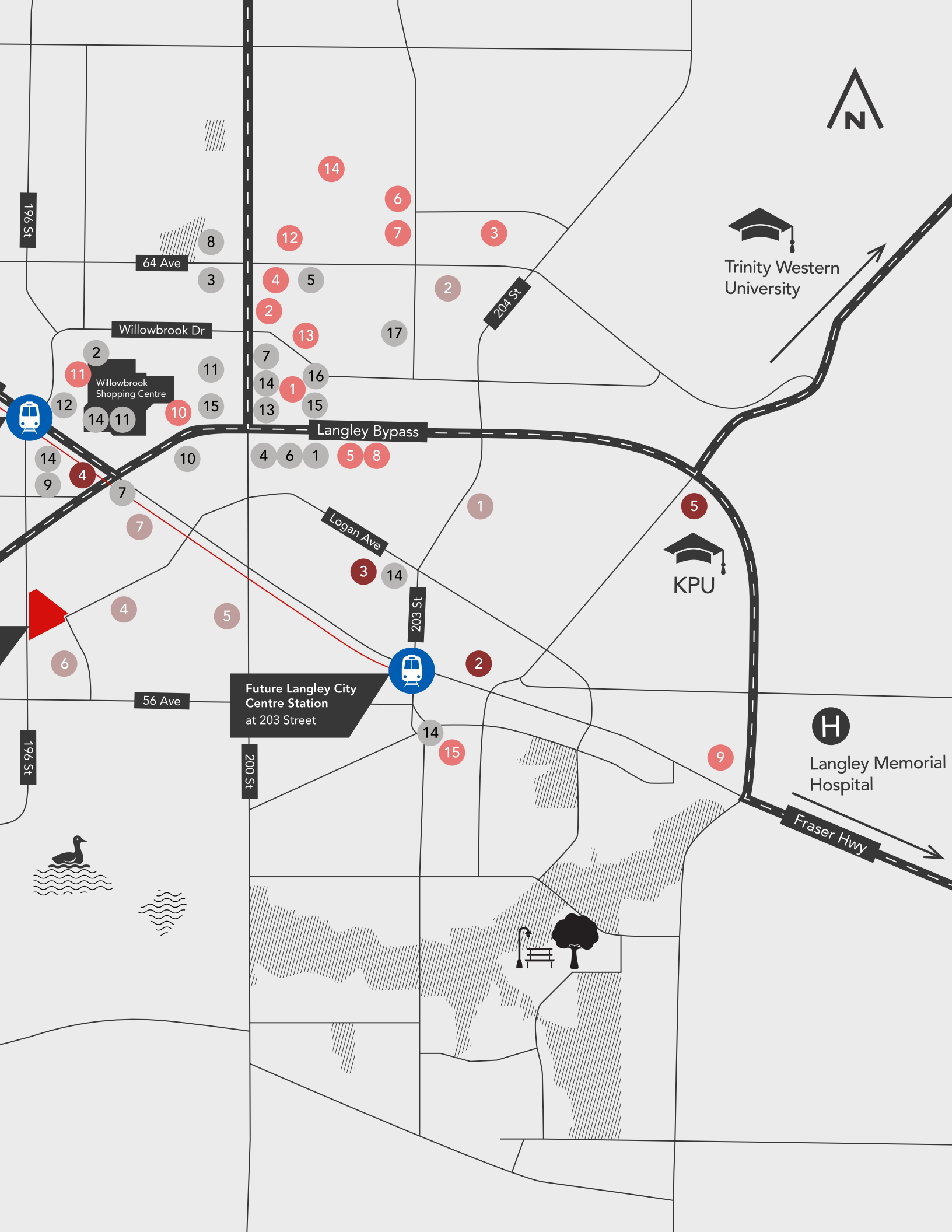
Industrial Users

1. IPEX
2. Canada Bread Company
3. Super Save Group
4. Weldco Beales
5. CKF Inc
6. Timbrmart
7. ECCO Manufacturing
8. Clover Towing

 Parks and Recreation

 Water Bodies





Zoning and Types of Businesses

This property is within Langley City's I1 (Light Industrial) industrial zone, which permits a wide variety of businesses, such as:

- Warehousing
- Indoor recreation facilities
- Production studios
- Technology industries
- Laboratory
- Light industrial
- Workshop
- Automotive service
- Building supply store
- Telephone call centre
- Office uses are limited to architectural, engineering, surveying, general contractor and utility companies

*for a full copy of the City of Langley zoning bylaw, please [click here](#)



196 Street
(Overpass)



Industry Leading Features



One (1) 12' x 14' grade-level loading door per unit



Universal washroom per unit



100 or 200 amp, 347/600 volt, 3-phase electrical service with step down transformer to 120/208V



500 lbs psf floor load capacity in the warehouse



EV charging infrastructure (charger-ready) per unit



Abundant glazing and skylights providing natural light





ESFR sprinkler system



Minimum 24' clear
ceiling height in
warehouse



LED lighting



Each unit comes with
a dedicated RTU for
heating and cooling



100 lbs psf floor load
capacity in the mezzanine



Front office and
rear-loading design



Concrete tilt-up
construction





Volkswagen

Langley
Events Centre



Jeep Dodge
RAM

Honda

Willowbrook
SkyTrain Station

FRASER HIGHWAY

LANGLEY BYPASS/HIGHWAY

196TH STREET

Connectivity at your fingertips



Real Canadian
Superstore

Home Depot

Walmart

RioCan Langley
Centre

Willowbrook
Shopping Centre

Willoughby
Town Centre

MEC Langley

Costco



LANGLEY CITY
INDUSTRIAL PARK

PRODUCTION WAY



Project Team

Developed by



Hungerford Properties is an institutionally-backed, award-winning real estate investment, management and development firm in Western Canada with over 50 years of experience building and refurbishing millions of square feet of commercial space. Hungerford has assembled a team of experts to bring this high-quality property to life, with a strong commitment to design, service and customer satisfaction.

Construction by



Orion Construction is one of the largest and most innovative design-build commercial contractors in the Lower Mainland. Their dedicated focus on design building commercial and light industrial projects allows them to provide their clients extraordinary value through a hands-on, process-driven delivery structure. As experts in the pre-construction process, they engage with stakeholders through the initial conceptual drawings, drive detailed design and municipal entitlements, and deliver completed design and permitting documents consistent with the client's expectations, budgets, and schedule.



Marketed by

**AVISON
YOUNG**

Avison Young creates real economic, social, and environmental value as a global real estate advisor powered by people. Their integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantages. Together, they create healthy, productive workplaces for employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment, and the community.



Wolstencroft Realty

The Schreder Brothers Real Estate Group is a top-performing real estate team dedicated to helping clients navigate the Fraser Valley market with confidence. Backed by Royal LePage, Canada's leading real estate brokerage with over 110 years of experience, the Schreder Brothers provide expert guidance, innovative marketing, and a client-first approach. With a deep understanding of local market trends and a commitment to integrity, they deliver exceptional results for buyers, sellers, and investors alike.





LANGLEY CITY

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