

ROYAL LEPAGE®

Wolstencroft Realty



## FOR SUB-LEASE

Unit 705 - 20381 62 Avenue  
Langley, BC

### Industrial Warehouse & Office Unit

- » Outstanding Central Location
- » Turn-Key Office Improvements
- » Sub-Lease Under Market Rates
- » Flexible Zoning

**UPDESH GREWAL**

Personal Real Estate Corporation

**JAMIE SCHREDER**

Personal Real Estate Corporation

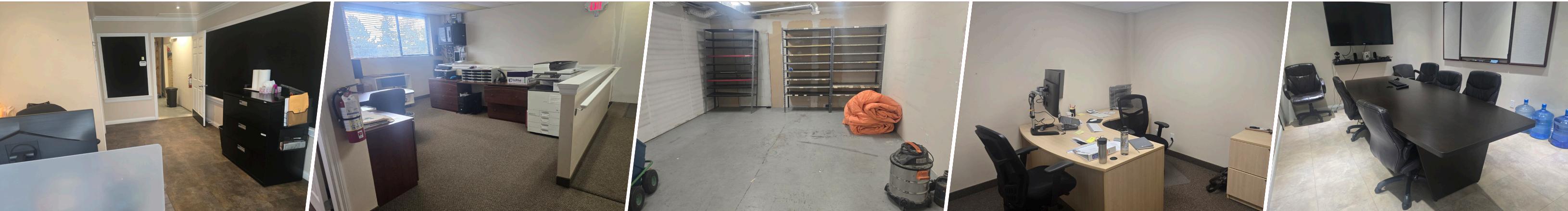
**MAGNUS HEANEY**

Commercial REALTOR®

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## PROPERTY INFO

### RENTABLE AREA

Warehouse: 920 ft<sup>2</sup>  
 Office: 2,268 ft<sup>2</sup>  
 Total: 3,188 ft<sup>2</sup>

### BASIC RENT

\$18.00 ft<sup>2</sup> / per annum

### ADDITIONAL RENT

\$5.04 / ft<sup>2</sup> / per annum

### EST. GROSS RENT

\$6,120.96 / month + GST

## ZONING

### M-2

#### (General Industrial Zone)

Intended to accommodate light industrial and service-oriented uses.

## POWER SUPPLY

3-Phase / 225-AMP / 240-Volt

Tenant to verify power supply is sufficient for its intended use

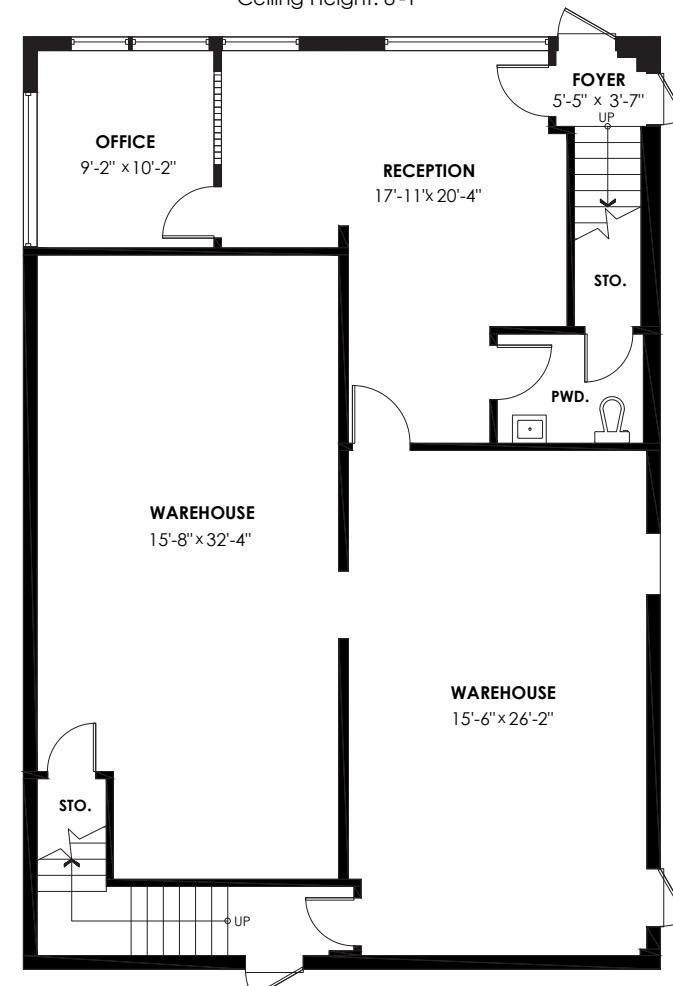


## Unit 705 - 20381 62 Avenue (Langley, BC)

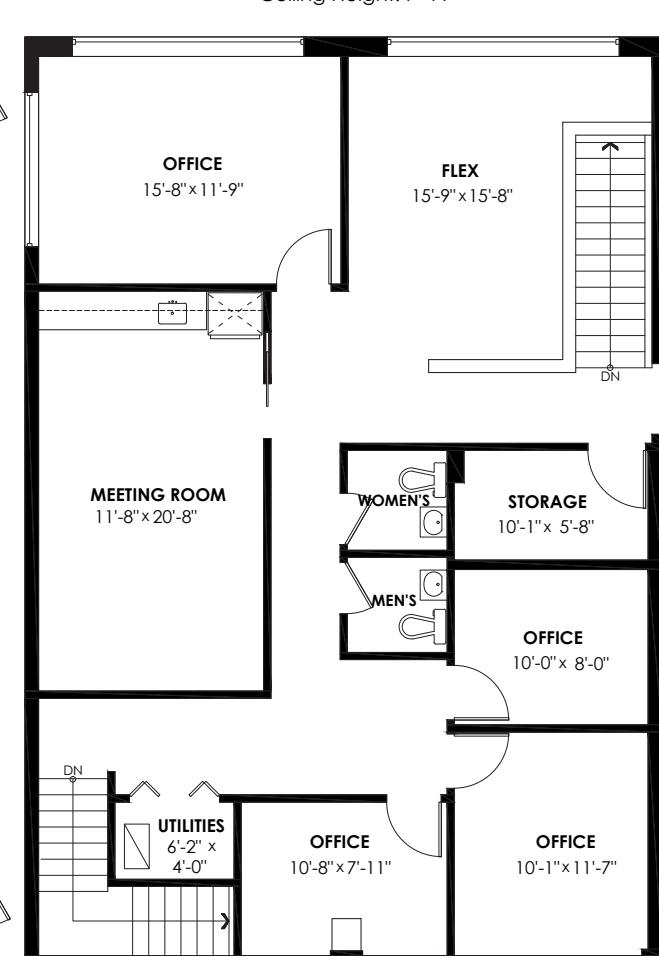
This 3,188 square foot industrial office and warehouse strata unit is conveniently located just one block away from Highway 10 in the downtown core of Langley. The unit is comprised of 920 square feet of warehouse space with 8' clear ceiling height, and 2,268 square feet of office space split over two floors. 3-Phase, 225-AMP, 240-Volt power supply and M-2 zoning allow for a wide range of potential uses, however; please note that the strata does not allow for any additional auto mechanic or body shops. This is a sub-lease which would expire on June 29, 2028.

- » 2% Annual Basic Rent Increases
- » Turn-Key Office Improvements
- » Sub-Lease Term Expires June 29, 2028

**Ground Floor Plan**  
 Floor Area: 1594 sq.ft.  
 Ceiling Height: 8'-1"



**Second Floor Plan**  
 Floor Area: 1594 sq.ft.  
 Ceiling Height: 7'-11"



## FLOORPLAN & MEASUREMENTS

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



## DRIVE TIMES

CLOVERDALE	10 MINS
MAPLE RIDGE	18 MINS
SURREY	25 MINS
WHITE ROCK	25 MINS
ABBOTSFORD	30 MINS
DELTA	35 MINS
BURNABY	39 MINS

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**MAGNUS HEANEY**  
Commercial REALTOR®

**LORI NICOL**  
Unlicensed Assistant



**ROYAL LEPAGE**  
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