

FOR LEASE

19837 Telegraph Trail Langley, BC

Industrial Site in Port Kells

- Outstanding Central Location
- Easy Access to Highway 1
- Multiple Configurations Available
- M-2 (General Industrial) Zoning

UPDESH GREWAL

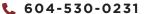
Personal Real Estate Corporation

JAMIE SCHREDER

Personal Real Estate Corporation

CORY SCHREDER

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AVAILABLE OPTIONS

Unit 101 (Office Space) SIZE

2,388 ft²

BASIC RENT

 $18.00 / ft^2 / annum$ **ADDITIONAL RENT**

 $$7.65 / ft^2 / annum$

EST. GROSS RENT

\$5104.35 / month + GST

Unit 102 (Warehouse Space)

SIZE

5,830 ft²

BASIC RENT

 $18.00 / ft^2 / annum$

ADDITIONAL RENT

 $$7.65 / ft^2 / annum$

EST. GROSS RENT

\$12,461.63 / month + GST

Unit 404 (Warehouse, Office & Yard) SIZE

4,104 ft² (Warehouse)

1,191 ft² (Mezzanine) - No Rent Charged 1,296 ft² (Office)

7,500 ft² (Fenced Yard Space)

BASIC RENT

 $$18.00 / ft^2 / annum (Building)$ \$2.50 / ft² / annum (Fenced Yard)

ADDITIONAL RENT

 $$7.65 / ft^2 / per annum$

EST. GROSS RENT

\$13,104.00 / month + GST



19837 Telegraph Trail (Langley)

Centrally located in Port Kells, this M-2 (General Industrial) zoned property allows easy access to Highway 1 and suits a wide variety of industrial uses.

Available Immediately Unit 101 (Office Space)

- > Eight (8) Parking Spaces
- > Multiple Workstations
- > Multiple Private Offices

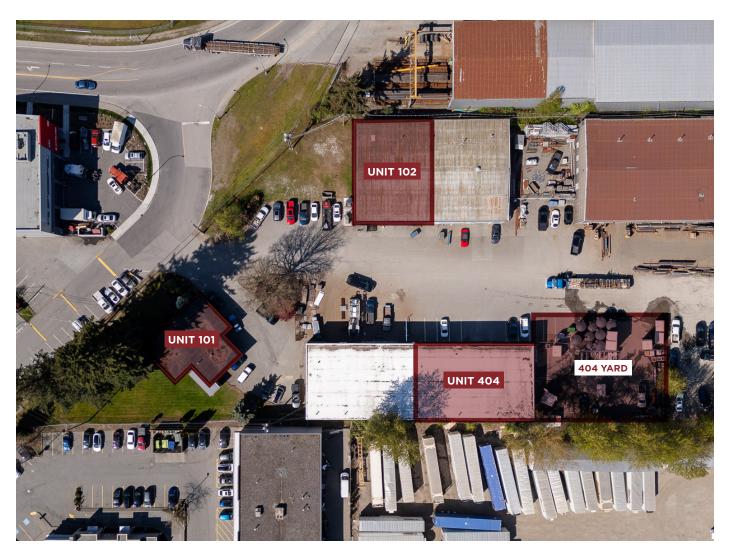
Available Immediately Unit 102 (Warehouse)

- > 3-Phase / 240-Volt / 200-AMP Power Supply
- > Two 12' x 14' Grade Level Roll-Up Doors
- > 21' Clear Ceilign Height

Available October 1, 2025 Unit 404 (Warehouse + Office + Yard)

- > 3-Phase / 240-Volt / 225-AMP Power Supply
- > Two 12' x 14' Grade Level Roll-Up Doors (to Front)
- > One 12' x 14' Grade Level Roll-Up Door (into Yard Space)
- > 22' Clear Ceiling Height

SITE PLAN





MAPLE RIDGE 16 MINS
CLOVERDALE 17 MINS
LANGLEY 20 MINS
SURREY 20 MINS
BURNABY 22 MINS
ABBOTSFORD 30 MINS
DELTA 40 MINS

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MAGNUS HEANEY

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