

# SCHREDER

**BROTHERS**  
REAL ESTATE GROUP

## 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**  
Personal Real Estate Corporation



## AVAILABLE OPTIONS

### Unit 101 (Office Space)

#### SIZE

2,388 ft<sup>2</sup>

#### BASIC RENT

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

#### ADDITIONAL RENT

\$7.65 / ft<sup>2</sup> / annum

#### EST. GROSS RENT

\$5104.35 / month + GST

### Unit 102 (Warehouse Space)

#### SIZE

5,830 ft<sup>2</sup>

#### BASIC RENT

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

#### ADDITIONAL RENT

\$7.65 / ft<sup>2</sup> / annum

#### EST. GROSS RENT

\$12,461.63 / month + GST

### Unit 404 (Warehouse, Office & Yard)

#### SIZE

4,104 ft<sup>2</sup> (Warehouse)

1,191 ft<sup>2</sup> (Mezzanine) - No Rent Charged

1,296 ft<sup>2</sup> (Office)

7,500 ft<sup>2</sup> (Fenced Yard Space)

#### BASIC RENT

\$18.00 / ft<sup>2</sup> / annum (Building)

\$2.50 / ft<sup>2</sup> / annum (Fenced Yard)

#### ADDITIONAL RENT

\$7.65 / ft<sup>2</sup> / 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 Ceiling 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





## DRIVE TIMES

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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