



FOR LEASE

101 - 19837 Telegraph Trail
Langley, BC

Industrial Office Space

- » Outstanding Central Location
- » Available Immediately
- » Eight (8) Parking Spaces
- » Multiple Workstations & Offices

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA

Office: 2,388 ft²

BASIC RENT

\$15.00/ ft² / per annum

ADDITIONAL RENT

\$7.65 / ft² / per annum

EST. GROSS RENT

\$4,507.35 / month + GST

ZONING

M-2 (Light Impact Industrial)

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



101 - 19837 Telegraph Trail (Langley, BC)

Centrally located in Port Kells, this M-2 (General Industrial) zoned office space allows easy access to Highway 1 and suits uses which are related to light industrial activities/businesses, printing shops, or production studios. There are six marked parking stalls and two additional parallel parking stalls located in the paved area adjacent to the building. This space is available for immediate occupancy.

- » Available Immediately
- » Multiple Private Offices
- » Eight (8) Parking Spaces

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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