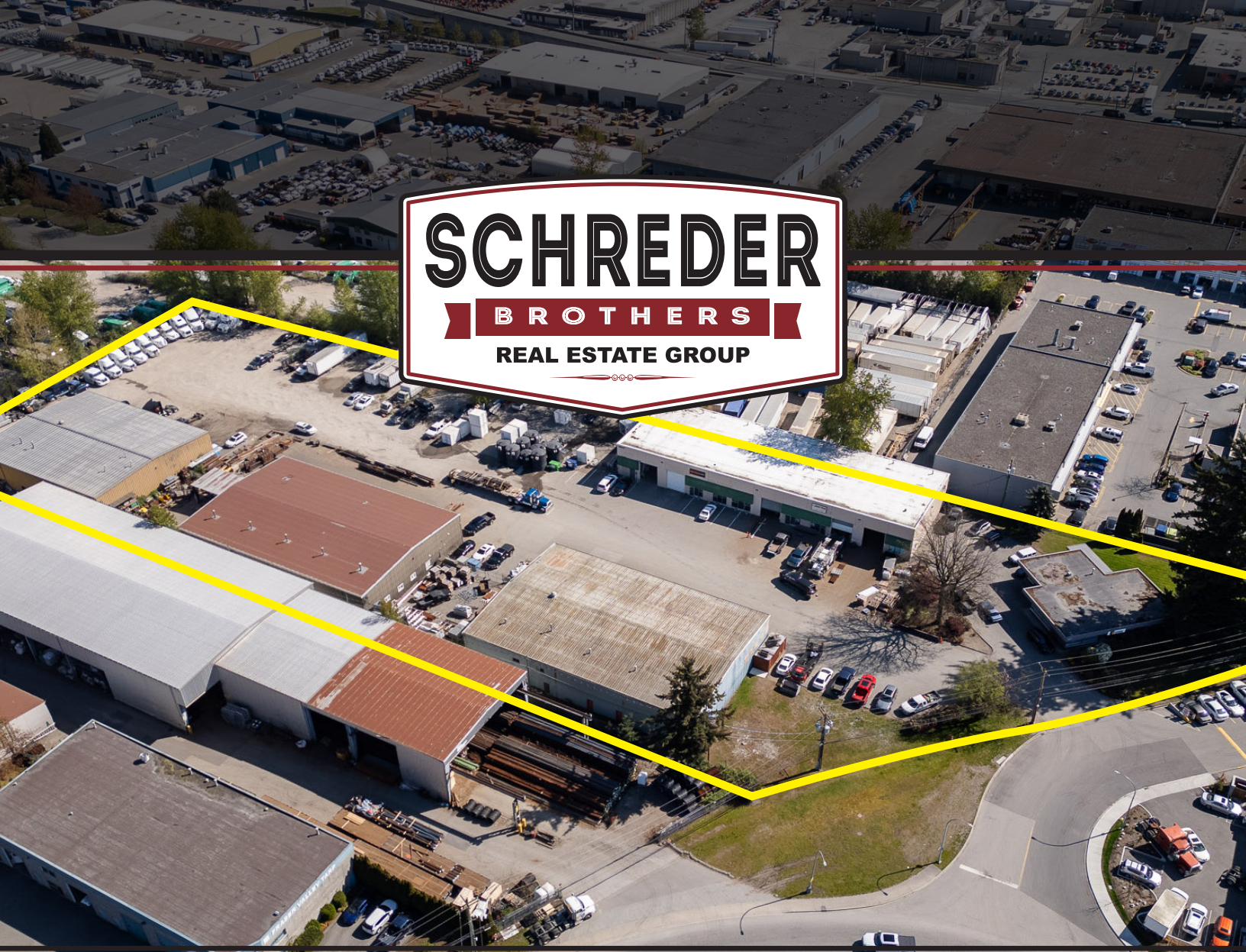




SCHREDER

BROTHERS

REAL ESTATE GROUP

FOR SALE

19837 Telegraph Trail
Langley, BC

4.01 Acre Industrial Site in Port Kells

- » Rare Acquisition Opportunity
- » Outstanding Central Location
- » Space for Owner-Users
- » M2 (General Industrial) Zoning

JAMIE SCHREDER

Personal Real Estate Corporation

ROYAL LEPAGE

Wolstencroft Realty
INDEPENDENTLY OWNED AND OPERATED, BROKER

UPDESH GREWAL

Personal Real Estate Corporation

604-530-0231

COMMERCIAL@SCHREDERS.CA

WWW.SCHREDERS.CA



PROPERTY INFO

SIZE

Gross Site Size: 4.01 Acres
(174,676 ft²)

Leaseable Area: 40,778 ft² Buildng
28,980 ft² Yard

PROPERTY TAX

\$261,258.60, (2026)

ASKING PRICE

\$22,500,000

ZONING

M2 (General Industrial)

Accommodates a wide range of service and industrial uses.

PROPERTY/LEASE DETAILS

A full rent roll, appraisal report, and additional site reports are available for review. Please inquire with the listing brokers for more details.



19837 Telegraph Trail (Langley)

This listing presents an opportunity to acquire a 4.01 acre industrial site in Port Kells with outstanding redevelopment potential.

The property features approximately 40,778 square feet of leaseable building area and 28,980 square feet of leaseable yard space.

All leases current leases are fully net to the Landlord, and multiple areas are available for an owner-user and/or new tenancies at market rates (please see the included site plan).

- » Rare Acquisition Opportunity
- » Outstanding Central Location
- » Spaces Available for Potential Owner-User



Unit 101

Vacant

Office: 2,388 ft²

Units 102

Endura Paints

Warehouse: 5,830 ft²

Units 104-105

Fast Fab Inc.

Month-To-Month Tenancy

Warehouse: 4,000 ft²

Yard Space: 1,800 ft²

Units 201-205

Sonic Steel Ltd.

Warehouse: 9,760 ft²

Yard Space: 4,080 ft²

Units 301-302

Vacant

Warehouse: 4,000 ft²

Yard Space: 3,000 ft²

Units 303-304

Goodwill Truck Repair

Month-To-Month Tenancy

Warehouse: 4,000 ft²

Yard Space: 12,600 ft²

Units 404-405

Precision Garage Doors

Warehouse: 5,400 ft²

Yard Space: 7,500 ft²

Units 401-403

Fast Fab Inc.

Month-To-Month Tenancy

Warehouse: 5,400 ft²



DRIVE TIMES

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

JAMIE SCHREDER

Personal Real Estate Corporation

UPDESH GREWAL

Personal Real Estate Corporation

LORI NICOL

Unlicensed Assistant



604-530-0231

COMMERCIAL@SCHREDERS.CA

WWW.SCHREDERS.CA