

10167 199B Street

+/-29,000 SF Warehouse | 16,000 SF Excess Yard

Max Wiltshire

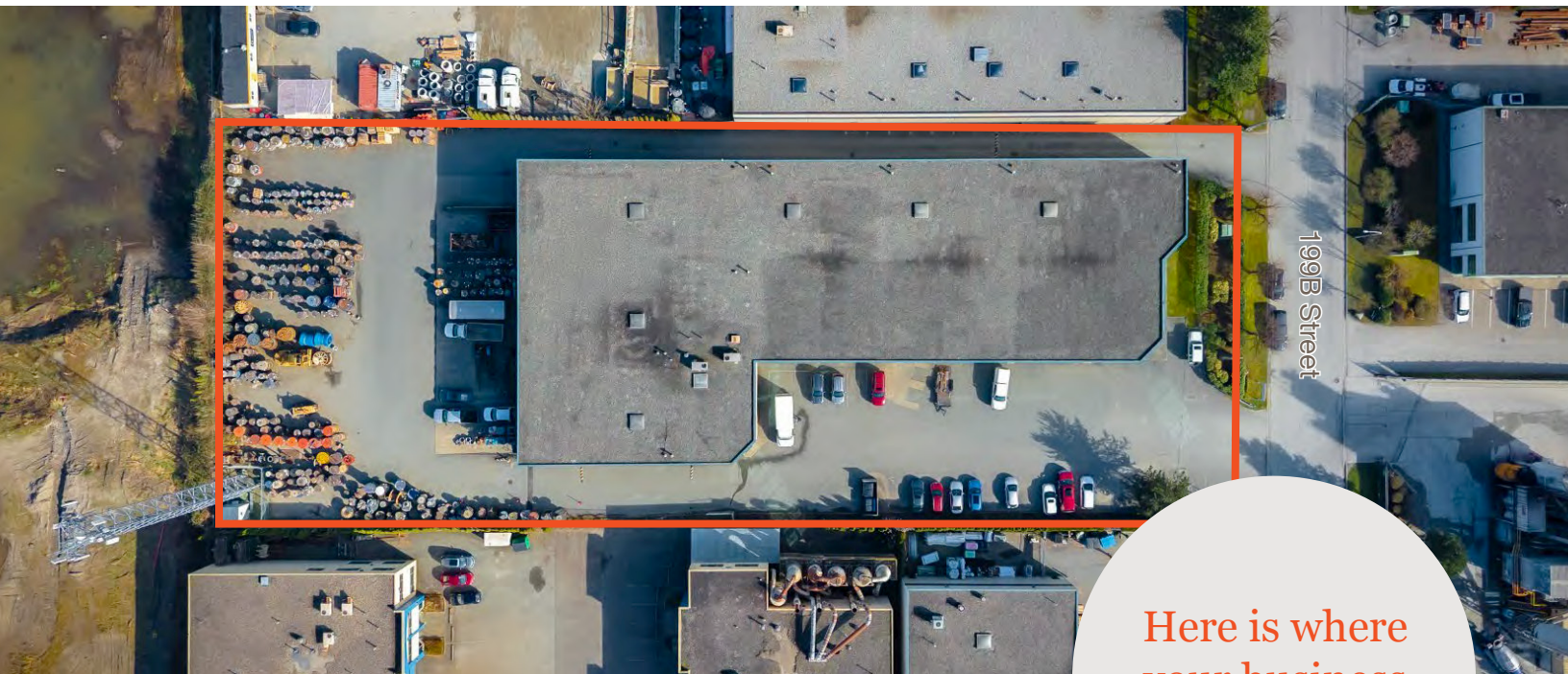
Personal Real Estate Corporation

Vice President

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For Lease: Industrial

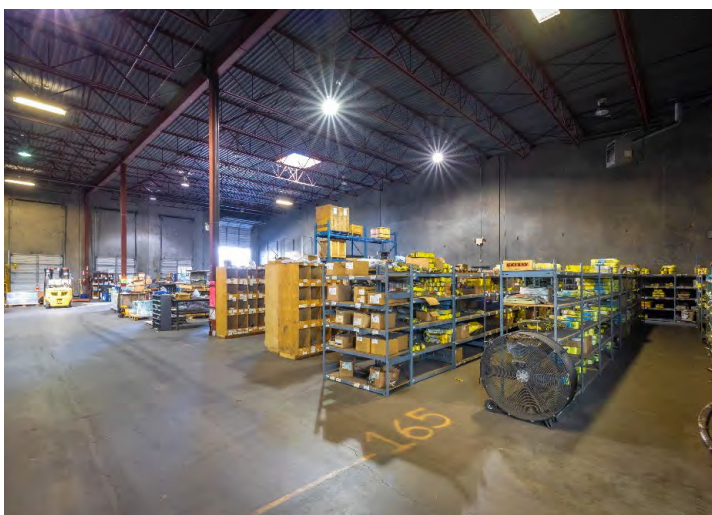


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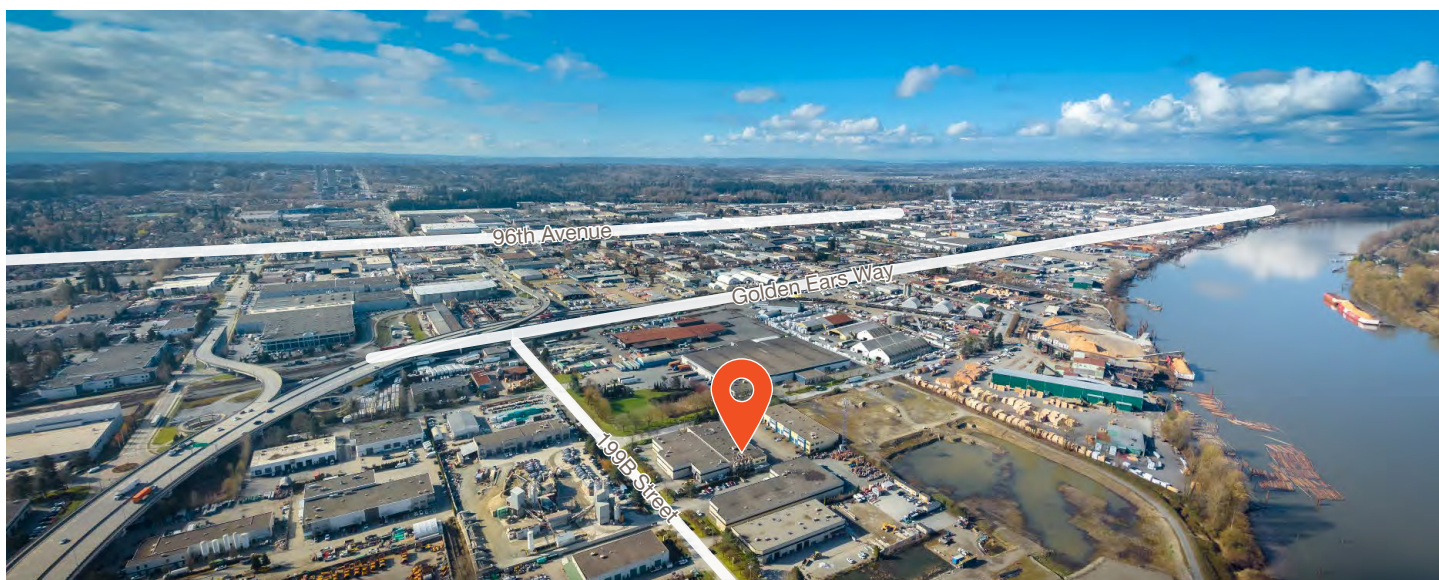
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Location

The subject property is located within the Port Kells industrial area of Langley. The property is a strategic location for logistics, manufacturing and warehousing. The property has a favorable M-3 heavy industrial zoning, allowing for a wide variety of tenants and uses. The property is immediately accessible via Golden Ears Bridge, 200th St and Highway #1, with excellent access to the surrounding markets of Langley, Surrey, Maple Ridge and Abbotsford.



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- 1,763 SF Ground Floor Office
- 1,763 SF Mezzanine Office
- 5 private offices, 4 open format
- Ground floor kitchen/lunchroom/boardroom
- M+F washrooms up and down



- Warehouse ceiling height: 25' clear
- Warehouse area: 28,912 SF
- 7 dock doors at rear of warehouse
- 4 grade doors (1 at rear, 3 on side)



- Excess yard area: 16,000 SF
- Power Supply: 400A power
- In-place professional street front signage
- Available September 1st, 2026

10167 199B Street



Asking Rates

	Building	Excess Yard Area
	\$19.95/SF	\$3.75/SF
	Management Fee	
	3%	

 Available
September 2026

Property Features

	Address	10167 199B Street, Langley BC
	Lot Size	2.00 acres
	Excess Yard Area	16,000 SF
	Parking	30 Off-Street Parking Stalls
	Zoning	M3 - Heavy Industrial Zone
	Year Built	1997
	Property Taxes (2026)	\$160,000
	Additional Rent (2026)	\$5.50/SF

Warehouse Features

	Size	28,912 SF		Ceiling Height	25' Clear
	Grade Loading Doors	3: Side, 1: Rear		Dock Loading Doors	7
	Washrooms	2			

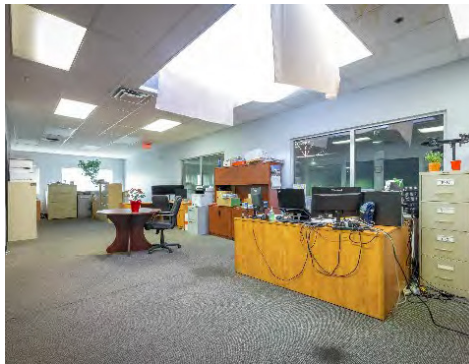
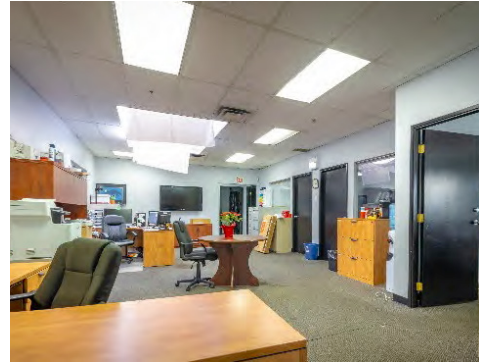
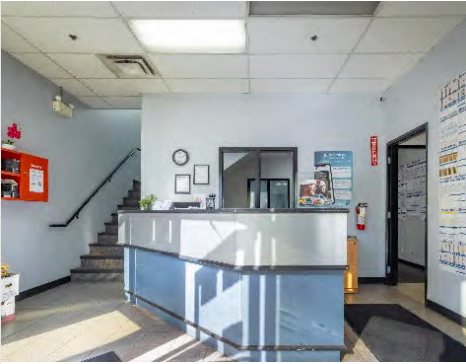
Office Features

	Size	3,526 SF		Washrooms	4
	Private Offices	5		Common Offices	8
	Amenities	Front Reception, Showroom Area			

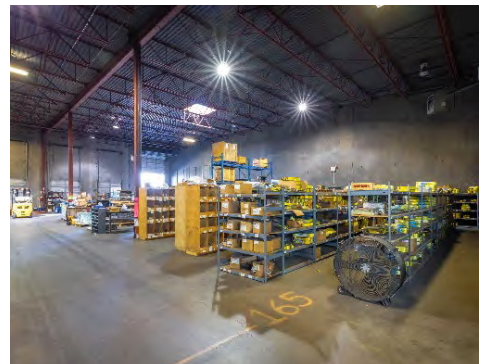
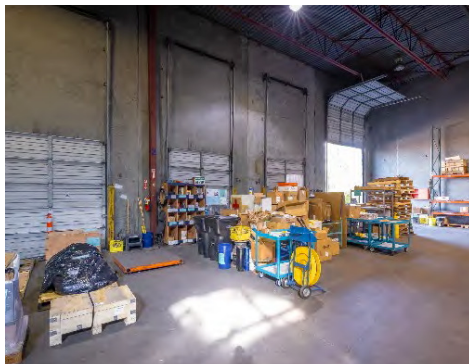
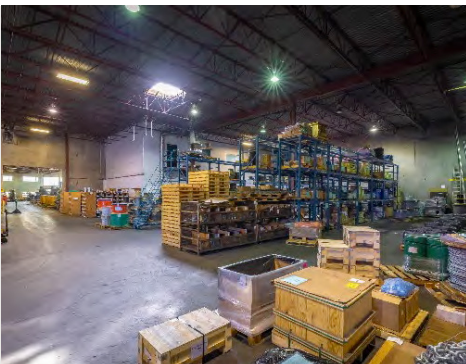
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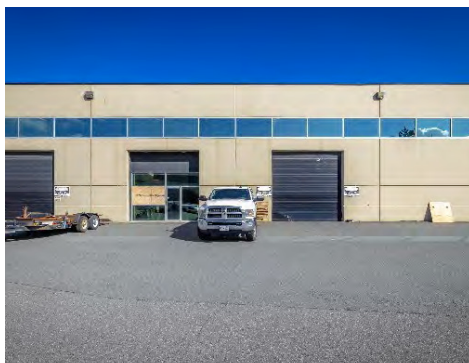
Office

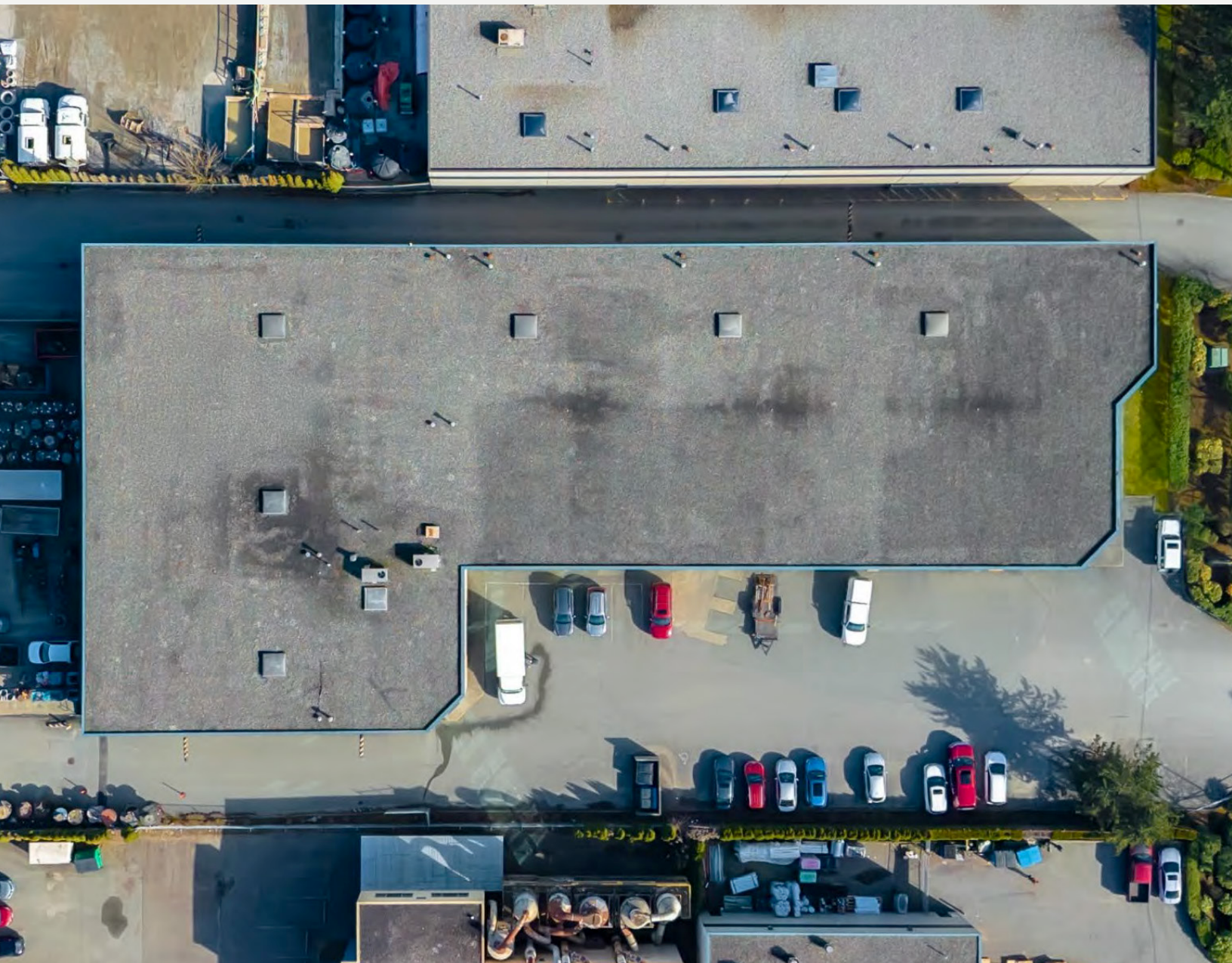


Warehouse



Exterior





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