

Sublease Available until November 2029 Head Lease Available Thereafter

For Sublease: Industrial

#120 & #130 - 9975 199B Street Langley, BC

31,761 SF Warehouse/Office Space with 71,222 SF Yard with quick access to Hwy 1, Hwy 17, and the Golden Ears Bridge

Lennard:
520-800 West Pender Street, Vancouver
604.636.2620
lennard.com

#120 & #130 - 9975 199B Street

Property Overview

Available Size
Warehouse/Office: 31,761 SF
Yard: 71,222 SF
Covered Yard: 3,200 SF

Base Rent PPSF (Monthly)
Warehouse/Office: $19.76 ($52,299.78)
Yard: $5.00 ($29,698.54)

Additional Rent PPSF (Monthly)
Warehouse/Office: $5.20 ($13,763.10)
Yard: $0.94 ($5,591.78)

Monthly Gross Rent
$101,353.20

GST
$5,067.66

Total Monthly Gross
$106,420.86
(PLUS 2.5% management fee of basic rent.)

Grade Loading
3 - 22’ x 11’6”
1 – 20’ x 20’
1 – 20’ x 12’
4 – 11’x10’

Sprinklers
Fully Sprinklered

Ceiling Clearance
14’9” – 15’6”

Power
600 Volt 3 Phase

Zoning
M-3
Heavy Industrial

Property Highlights

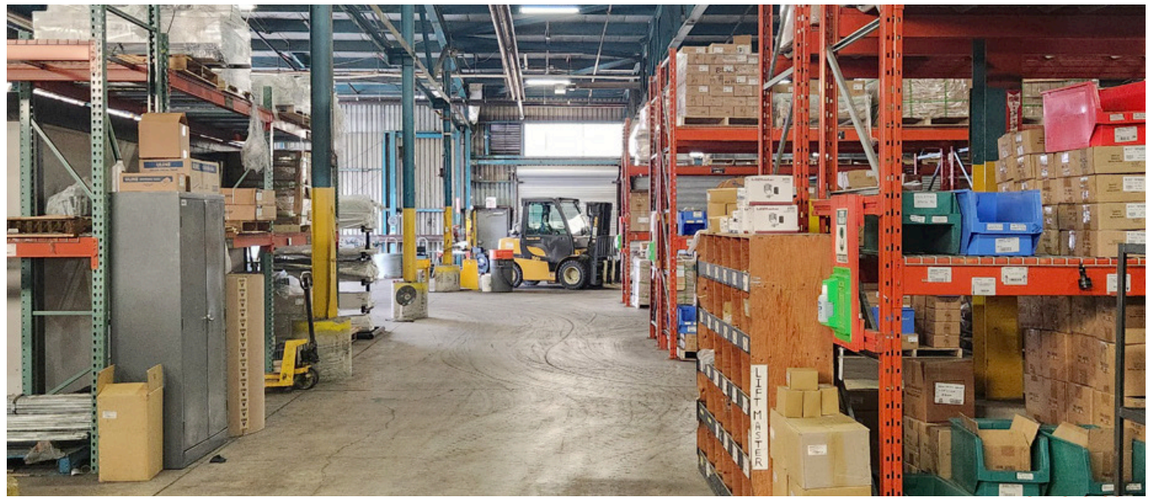
- Paved and fenced yard
- New LED lights in the yard area
- Radiant heating
- Sublease available until November 2029
- Head lease available thereafter

M-3 - Heavy Industrial

Heavy manufacturing, chemical processing, metal works, foundries, large-scale fabrication, bulk storage of hazardous materials, recycling yards, heavy machinery repair, construction and contractor yards, asphalt and concrete plants, utilities and service installations, freight depots







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The Location

Close to the 200th Interchange of the Trans Canada Highway, and just 40 minutes from downtown Vancouver. This property is located in one of the fastest growing serviced industrial areas of the Lower Mainland just east of the Surrey/Langley border and adjacent to the Golden Ears Bridge. This area offers excellent access directly to the Trans Canada Highway and easy access to all municipalities in the Metro Vancouver area via the Trans Canada Highway. This fully serviced industrial area is close to Langley and Guildford labour supplies and has zoning which allows light, medium and heavy industrial uses.



Site Plan



Lennard:

Max Wiltshire
Personal Real Estate Corporation
Vice President
D. 604.636.2641
mwiltshire@lennard.com

520-800 West Pender Street, Vancouver
604.636.2620
lennard.com

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