



For Lease: Industrial

9975 199B Street Langley, BC

15,068 SF Warehouse, 2,440 SF Mezzanine Office,
487 SF Warehouse Mezzanine, & ~5,000 SF Excess Yard Area

Lennard:

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

 **CUSHMAN &
WAKEFIELD**

1200-700 West Georgia Street, Vancouver
604.683.3111 • cushmanwakefield.com

9975 199B Street Langley, BC

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.



9975 199B Street Langley, BC

Property Features



PID

018-763-375

Legal Description

Lot 2, District Lot 123, Group 2,
N.W.D., Plan LMP 16651



Zoning

M-3 (Heavy Industrial)

A copy of the zoning bylaw is available upon request



Availability

Immediate



Clear Height

~20'



Shipping Doors

**3 (20'x16') Oversized
Grade Loading Doors**

Property Highlights

- First Class A/C Office Finishing
- Multiple Access Points
- Fully Sprinklered
- Visibility To Golden Ears Way
- Paved And Fenced Yard

Total Building

Available Area

17,995 SF

Mezzanine Office

2,440 SF*

Mezzanine

487 SF

Main Floor Shop

15,068 SF



Lease Rate (Net)

\$18.95 PSF

Estimated Additional Rent (2026)

\$5.00 PSF

*potential to increase to 5,042 SF

Covered Storage

Available Area

6,583 SF



Lease Rate (Net)

\$8.00 PSF

Estimated Additional Rent (2026)

\$5.00 PSF

Excess Yard

Available Area

~5,000 SF



Lease Rate (Net)

\$3.95 PSF

Estimated Additional Rent (2026)

\$0.75 PSF

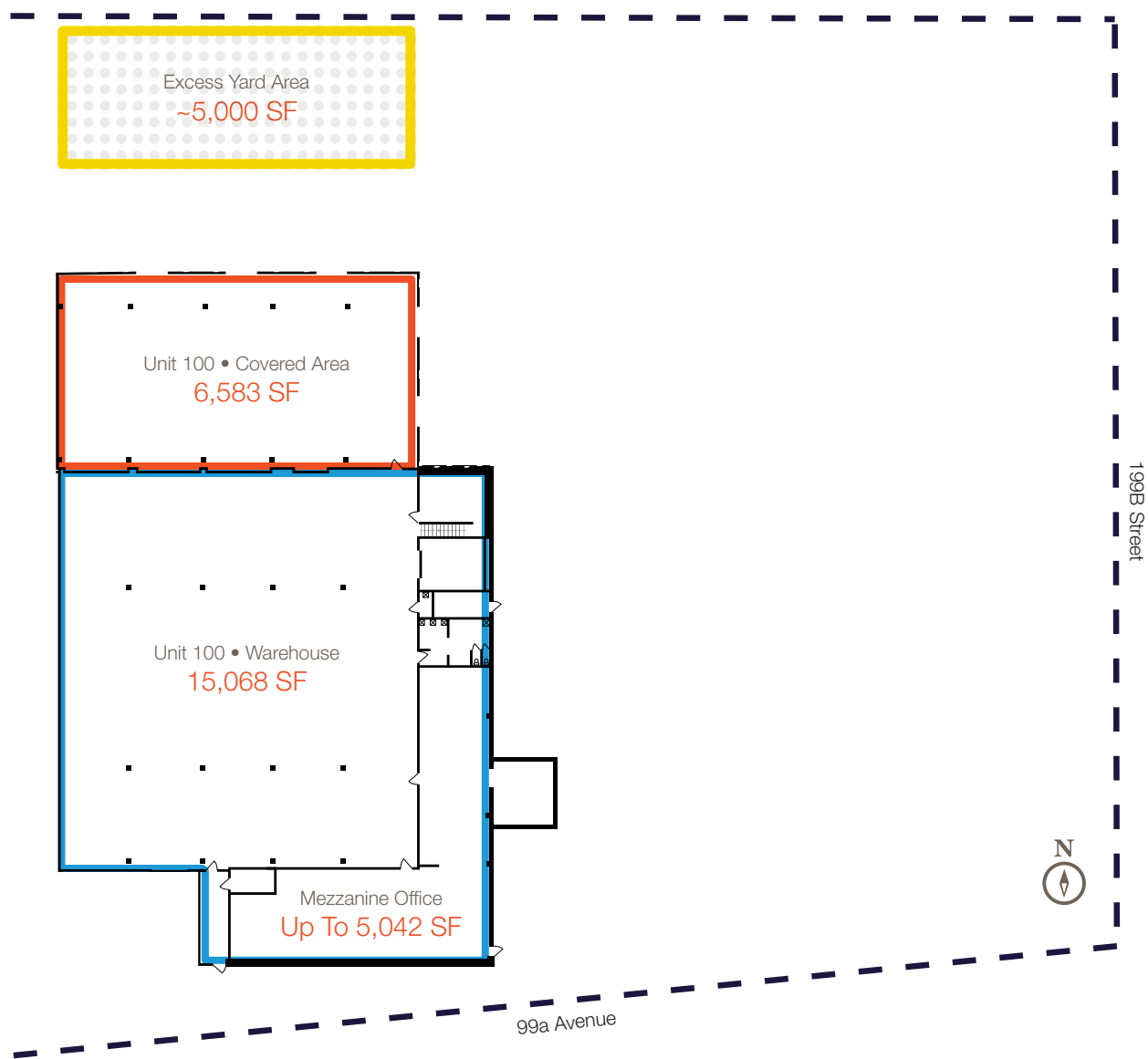
9975 199B Street Langley, BC

Interior Photos



9975 199B Street Langley, BC

Site Plan



Legend

-  Building Area • Warehouse + Mezzanine Office
-  Covered Storage Area
-  Excess Yard Area

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



Rick Eastman

Personal Real Estate Corporation

Executive Vice President, Industrial

D. 604.640.5863

mwiltshire@lennard.com

1200-700 West Georgia Street, Vancouver

604.683.3111

cushmanwakefield.com

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.