



RE/MAX[®]

Industrial Building for Sale

20160 - 92A Avenue, Langley



JT Lee

Personal Real Estate Corporation

604 805 7318

jt@jt-lee.com

www.jt-lee.com

RE/MAX Select Properties

5487 West Boulevard

Vancouver BC V6M 3W5



RE/MAX[®]

LOCATION

This property is just east of 200 Street in the Port Kells/Nowrthwest Langley industrial area and is considered to be one of the premiere industrial areas in Metro Vancouver. This location provides easy access to all major traffic arteries.

BUILDING FEATURES

- 24' ceiling height in warehouse
- Three - 8' x 10' dock doors
- Two - 12' x 14' grade doors
- 600 volt, 1,200 amp, 3-phase power panel
- One - 2 ton crane, one - 5 ton crane & one - 2 ton jib crane
- Skylights in warehouse area
- HVAC throughout offices
- Both private and open concept offices on 2nd floor
- Concrete tilt-up construction by TECK Construction

ZONING

CD-14: This zoning allows for a wide variety of uses including manufacturing, processing, research & development and assembly.

BUILDING AREA (*1)

Ground floor	37,885 sq. ft.
2nd floor office	6,587 sq. ft.
TOTAL AREA	44,472 sq. ft.

POSSESSION

New 5 year renewal starting August 1, 2023.
Existing Tenant will provide vacant possession within 12 - 17 months

LOT SIZE

1.57 acres

TAXES (2023)

\$125,975.70

SALE PRICE

REDUCED TO \$24,500,000

JT Lee

Personal Real Estate Corporation

604 805 7318

jt@jt-lee.com

www.jt-lee.com

RE/MAX Select Properties
5487 West Boulevard
Vancouver BC V6M 3W5

(*1) Building area calculation is based off of building floor plans.

This communication is not intended to cause or induce breach of any existing agency agreement. The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by RE/MAX Select Properties and should be confirmed if it is important to the interested parties.