SCHREDER BROTHERS REAL ESTATE GROUP




# FOR LEASE

22652 Fraser Highway
Langley, BC

## Industrial Warehouse & Yard Space

- Below Market Rates
- Quick Possession Available
- Central Location
- Fenced Yard Space

**JAMIE SCHREDER**
Personal Real Estate Corporation

ROYAL LEPAGE
Wolstencroft Realty
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**UPDESH GREWAL**
Personal Real Estate Corporation

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## PROPERTY INFO

**RENTABLE AREA**

| | |
|---|---|
| Office: | 1,000 ft² |
| Warehouse: | 7,000 ft² |
| **Total Indoor:** | **8,000 ft²** |
| Yard Space: | 14,600ft² |

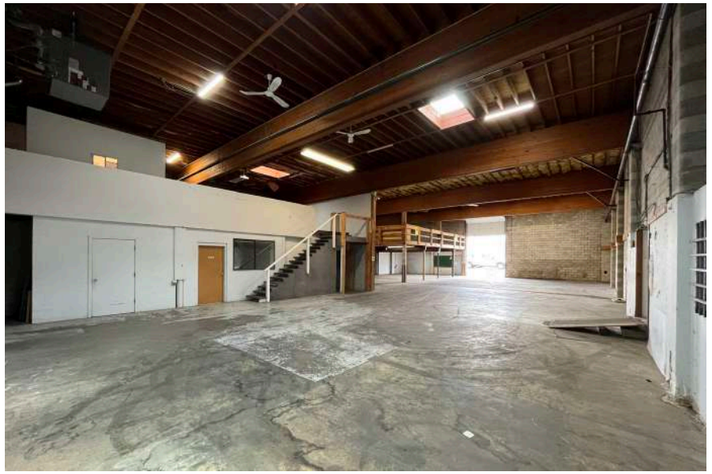
## MONTHLY RENT

**GROSS RENT**
$8,000 per month + GST
Utilities Included.

## ZONING

**M1-A & M-1B Industrial**

Please note that only clean storage uses will be accepted.



## 22652 Fraser Highway, Langley

This listing presents the rare opportunity to lease a warehouse with yard space along Fraser Highway. The indoor area features approximately 1,000 square feet of office space and 7,000 square feet of warehouse area; with 20'6" clear ceiling height, one 12' x 14' grade level loading door, and single-phase 200 AMP power supply. There is also approximately 14,600 square feet of outdoor storage area included. The total gross rent is just $8,000 per month plus GST (this includes utilities). The property is available for immediate occupancy on a 12 month term and a month-to-month lease thereafter.

**Please note that this property cannot be leased by automotive/ truck repair shops, autobody shops, or for truck parking. Only clean uses will be accepted.** To inquire and/or book a showing, please contact the listing agent.

- **One 12'x14' grade level loading door**
- **Single-Phase 200 AMP power**
- **Quick possession available**








## Floorplan & Measurements

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.




## DRIVE TIMES

| | |
|---|---|
| Langley | 8 mins |
| Abbotsford | 25 mins |
| Maple Ridge | 29 mins |
| White Rock | 30 mins |
| Surrey | 30 mins |
| Coquitlam | 32 mins |
| Delta | 39 mins |

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**FRANCESCA SAWANT**
Unlicensed Assistant

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