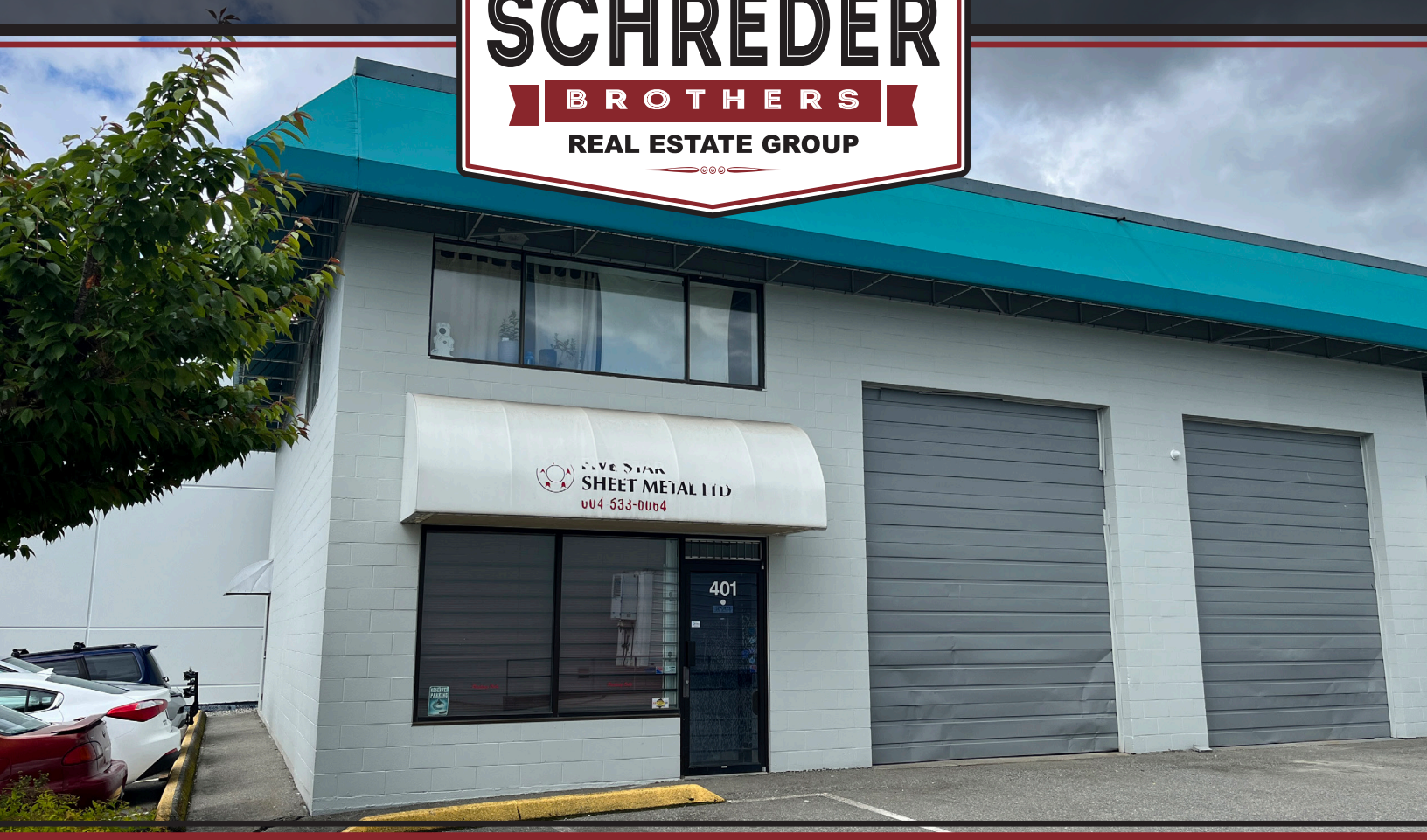
SCHREDER BROTHERS REAL ESTATE GROUP




# FOR LEASE

401 - 20381 62 Avenue
Langley, BC

## Industrial Warehouse & Office

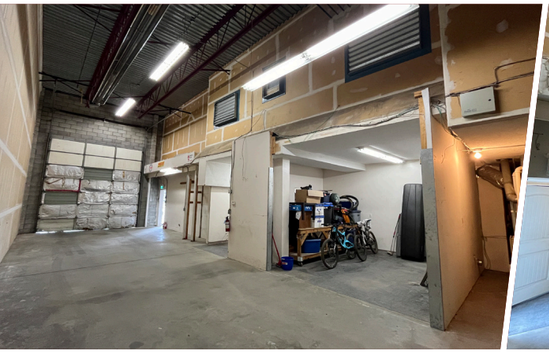
- 3-Phase / 225-AMP / 240-Volt Power
- 12’ x 14’ Grade Level Loading Door
- Quick Possession Available
- Central Location

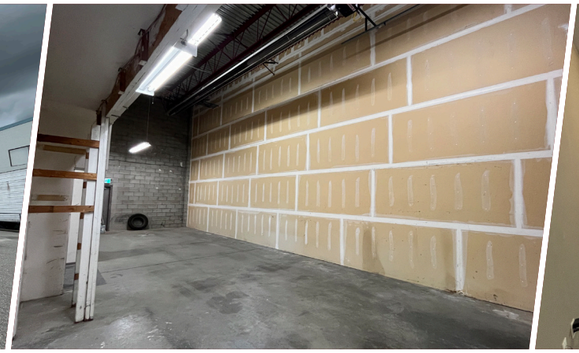
**JAMIE SCHREDER**
Personal Real Estate Corporation

ROYAL LEPAGE
Wolstencroft Realty
INDEPENDENTLY OWNED AND OPERATED, BROKER

**UPDESH GREWAL**
Personal Real Estate Corporation

604-530-0231 COMMERCIAL@SCHREDERS.CA WWW.SCHREDERS.CA




## PROPERTY INFO

### RENTABLE AREA

| | |
|---|---|
| Office: | 275 ft² |
| Warehouse: | 1,257 ft² |
| Total: | 1,532 ft² |

### BASIC RENT

$20.00/ ft² / per annum

### ADDITIONAL RENT

$4.95 / ft² / per annum

### EST. GROSS RENT

$3,185.28 / month + GST

## ZONING

**M-2 (General Industrial Zone)**
Intended to accommodate light industrial and service-oriented uses.



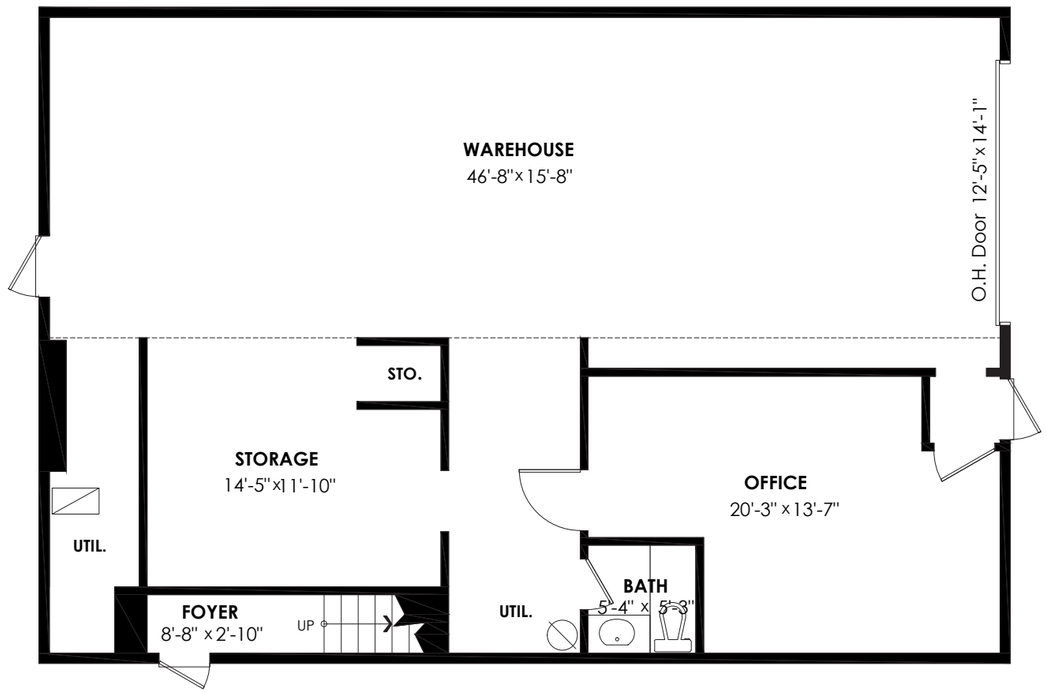
## 401 - 20381 62 Avenue, Langley

This 1,532 square foot ground floor industrial space is conveniently located just one block away from Highway 10 in the downtown core of Langley. The unit features 275 square feet of office/showroom area, and the warehouse is accessible via a 12′ x 14′ grade level loading door and has 21′7″ clear ceiling height. 3-Phase, 225-AMP, 240-Volt power supply and M-2 zoning allow for a wide range of potentials uses. The subject space is located below a 736 square foot legal residential suite. Adding the second floor area on as a residential lease and/ or additional office area is an option as well. The 1,532 ground floor area is vacant and available immediately.

Please note: Strata does not allow for any additional auto mechanic or body shops.

- Central Location
- 12’ x 14’ Grade Level Loading Door
- Quick Possession Available

**Main Floor Plan**
Floor Area: 1,532 sq.ft.
Ceiling Height: 21'-7"




### FLOORPLAN & MEASUREMENTS

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




## DRIVE TIMES

| | |
|---|---|
| CLOVERDALE | 10 MINS |
| ALDERGROVE | 18 MINS |
| MAPLE RIDGE | 20 MINS |
| SURREY | 25 MINS |
| WHITE ROCK | 25 MINS |
| ABBOTSFORD | 30 MINS |
| DELTA | 35 MINS |


**JAMIE SCHREDER**
Personal Real Estate Corporation

**UPDESH GREWAL**
Personal Real Estate Corporation

**LORI NICOL**
Unlicensed Assistant

SCHREDER BROTHERS REAL ESTATE GROUP

ROYAL LEPAGE
Wolstencroft Realty
INDEPENDENTLY OWNED AND OPERATED, BROKER

604-530-0231
COMMERCIAL@SCHREDERS.CA
WWW.SCHREDERS.CA