SCHREDER BROTHERS REAL ESTATE GROUP



FOR LEASE

22652 Fraser Highway
Langley, BC

Industrial Warehouse & Yard Space

- Available May 1, 2025
- Central Location
- Fenced & Paved Yard Space
- Plenty of Parking

JAMIE SCHREDER
Personal Real Estate Corporation

ROYAL LEPAGE
Wolstencroft Realty
INDEPENDENTLY OWNED AND OPERATED, BROKER

UPDESH GREWAL
Personal Real Estate Corporation

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PROPERTY INFO

RENTABLE AREA

Office:	1,150 ft²
Showroom:	2,900 ft²
Main Warehouse:	6,000 ft²
Rear Warehouse	2,040 ft²
Yard Space:	25,300 ft²
Total:	37,390 ft²

BASIC RENT
$12,000.00 / month, plus GST

PROPERTY TAX
$4,427.00 / month

EST. GROSS RENT
$16,427.00 / month + GST

ZONING

M-1B (Service Industrial)
Please note that only clean storage uses will be accpted.

POWER SUPPLY

Single-Phase / 200-AMP



Address Location

This listing presents the rare opportunity to lease a warehouse with yard space along Fraser Highway. The indoor area features approximately 4,050 square feet of office/showroom space; 6,000 square feet of warehouse area with 20″6″ clear ceiling height and a 12′ x 14′ grade level loading door; and a 2,040 square foot ancillary storage building. The building is surrounded by approximately 25,300 square feet of fenced yard space and has single-phase 200 AMP power supply. The property will be vacant on May 1, 2025.

Please note that this property cannot be leased by automotive/truck repair shops, autobody shops, or for truck parking; and the power supply cannot be upgraded. To inquire and/or book a showing, please contact the listing agent.

- One 12′ x 14′ grade level loading door
- Single-Phase / 200 AMPs
- Available May 1, 2025







DRIVE TIMES

LANGLEY	9 MINS
CLOVERDALE	20 MINS
ABBOTSFORD	30 MINS
WHITEROCK	30 MINS
SURREY	31 MINS
MAPLE RIDGE	31 MINS
BURNABY	33 MINS

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MAGNUS HEANEY
Commercial Realtor

LORI NICOL
Unlicensed Assistant

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