ROYAL LEPAGE®
Wolstencroft Realty

SCHREDER
BROTHERS
REAL ESTATE GROUP



FOR LEASE

300 - 19950 88 Avenue
Langley, BC

Warehouse Unit in Walnut Grove

- Outstanding Central Location
- 13'7" Clear Ceiling Height
- Access Via Two Roll-Up Doors
- Available March 1, 2027

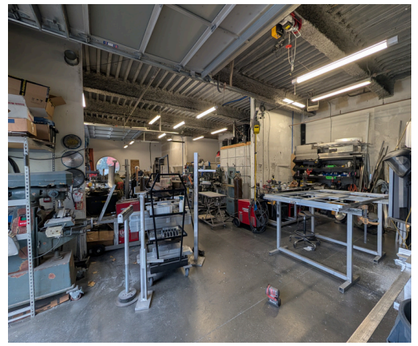
JAMIE SCHREDER
Personal Real Estate Corporation

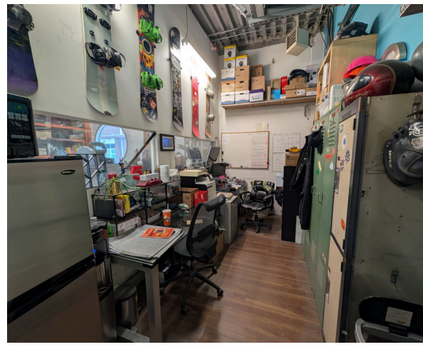
CORY SCHREDER
Personal Real Estate Corporation

UPDESH GREWAL
Personal Real Estate Corporation

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PROPERTY INFO

AREA

Total: 1,464 ft²

BASIC RENT

$22.50 / ft² / per annum

ADDITIONAL RENT

$8.00 / ft² / per annum

EST. GROSS RENT

$3,721.00 / month + GST

ZONING

CD-50 (Comprehensive)
Intended to accommodate a wide range of business service and light industrial uses.

POWER SUPPLY

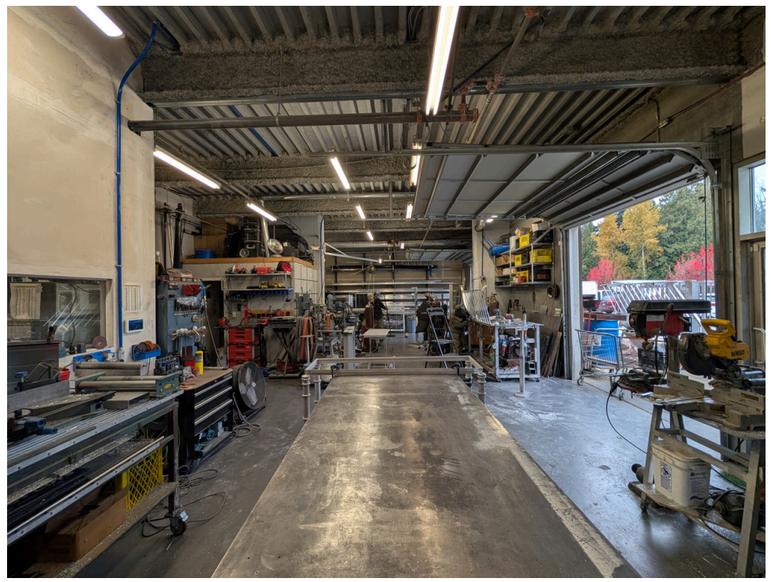
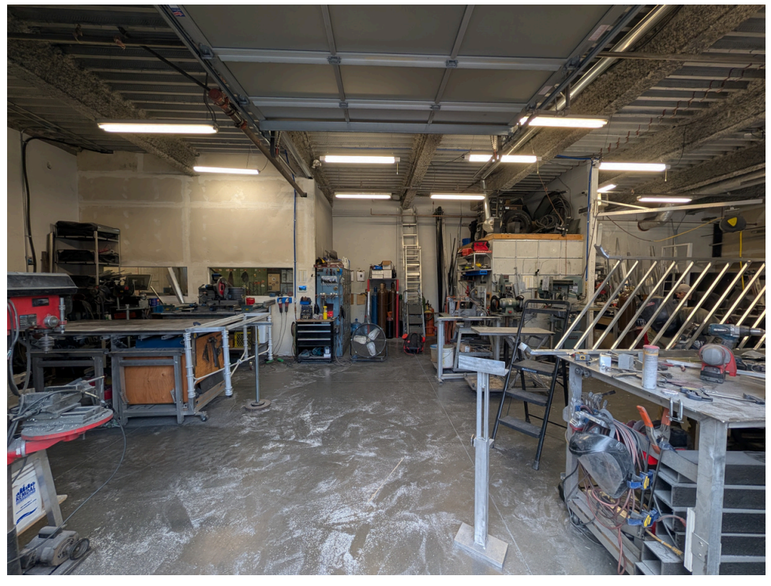
3-Phase / 225-AMP / 240-Volt
Tenant to verify power supply is sufficient for its intended use



300 - 19950 88 Avenue (Langley, BC)

Located at the southwest corner of 200 Street and 88 Avenue, this outstanding central location provides immediate access to Highway 1 and an abundance of parking spaces. This 1,464 square foot light industrial space offers an open shop area measuring approximately 54′ wide by 18′10″ deep; a 14′8″ x 8′4″ office; and 13′7″ clear ceiling height accessible via two 8′5″ wide by 9′5″ tall grade level roll-up doors; and a 3-Phase / 225-AMP / 240-Volt power supply. Please note that automotive uses of any kind are not permitted on this property.

- 13′7″ Clear Ceiling Height
- Access Via Two Roll-Up Doors
- Available March 1, 2027



DRIVE TIMES

MAPLE RIDGE	22 MINS
SURREY	25 MINS
CLOVERDALE	26 MINS
BURNABY	36 MINS
ABBOTSFORD	36 MINS
DELTA	52 MINS
VANCOUVER	68 MINS

JAMIE SCHREDER
Personal Real Estate Corporation

CORY SCHREDER
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UPDESH GREWAL
Personal Real Estate Corporation

LORI NICOL
Unlicensed Assistant

SCHREDER BROTHERS REAL ESTATE GROUP

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Independently owned and operated

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