

59,413 SF Distribution Warehouse

19750 92A AVENUE LANGLEY, BC

Colliers

Accelerating success.

FOR SUBLEASE



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Property Details

Building Area	59,413 SF
Showroom	3,400 SF
Office	4,100 SF
Warehouse	51,913 SF
Construction	Tilt-up 7 1/2" concrete slab
Ceiling Height	24' to underside of trusses
Column Grid	30'W x 50'D
HVAC	Forced Air Gas Air make up units in warehouse Radiant tube heating at dock doors
Loading Doors	14 dock doors (8'x10') 1 overhead ramp door (8'x10')
Power	200 amp 347/600 volt
Fire Suppression	Fully sprinklered
Lighting	LED with motion sensors
Racking	Existing racking and small part shelving available
Parking	18 dedicated stalls adjacent to the premises
Yard	Fenced and gated yard with trailer parking
Lease Term Expiry	Dec 31, 2028

Property Highlights



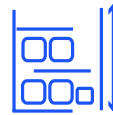
Excellent Loading Capabilities – 14 dock doors / 1 overhead ramp door

Ensures efficient shipping and receiving, minimizes truck wait times, and supports high-volume distribution operations.



18 Dedicated Parking Stalls

Provides ample on-site parking for employees and visitors, improving daily operational convenience and staff accessibility



28' to Underside of Deck / 24' to Underside of Trusses

Delivers strong cubic capacity for racking and warehousing efficiency, maximizing storage density and operational productivity.



Strategic Proximity to Canada–U.S. Border Crossings

Ideal for logistics, distribution, and trade-oriented businesses requiring streamlined cross-border access.



Immediate Access to Highway 1 via 200 Street & 216 Street Interchanges

Allows for efficient regional distribution throughout Metro Vancouver and the Fraser Valley, reducing transportation time and costs.

SUBLEASE RATE

2026: \$11.65 PSF

2027: \$11.83 PSF

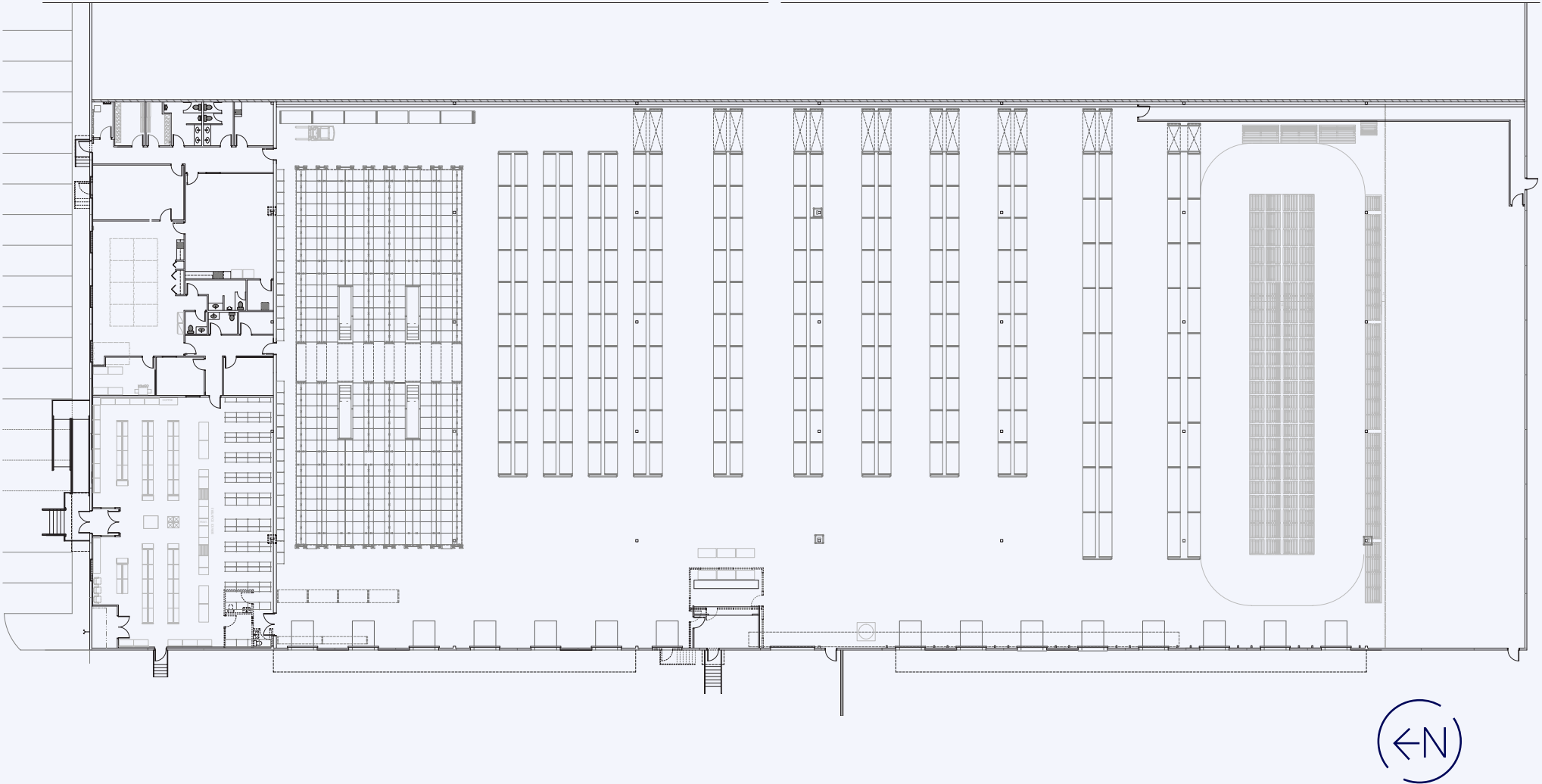
2028: \$12.00 PSF

OPERATING COSTS

\$4.54 PSF*

**inclusive of management fee at 4% on Gross*

Floor Plan



Location

19750 92A Avenue is strategically located in the Port Kells industrial area of Langley, one of Metro Vancouver's most established and in-demand industrial nodes. The property offers excellent regional connectivity with quick access to Highway 1 via the nearby 200 Street and 216 Street interchanges, allowing for efficient travel throughout Metro Vancouver and the Fraser Valley.

Its proximity to key Canada-U.S. border crossings makes the location well suited for logistics, distribution, and trade-oriented businesses. The surrounding area is home to a strong concentration of industrial and logistics users, providing access to a deep labour pool and established business services. Nearby amenities along 200 Street and in Walnut Grove offer added convenience for employees, making this an ideal location for warehousing, distribution, and light industrial operations.



Building Photos



Interior Photos





For more information, contact:

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