

FOR LEASE UNIT C145 - 6286 203 STREET

Langley, BC

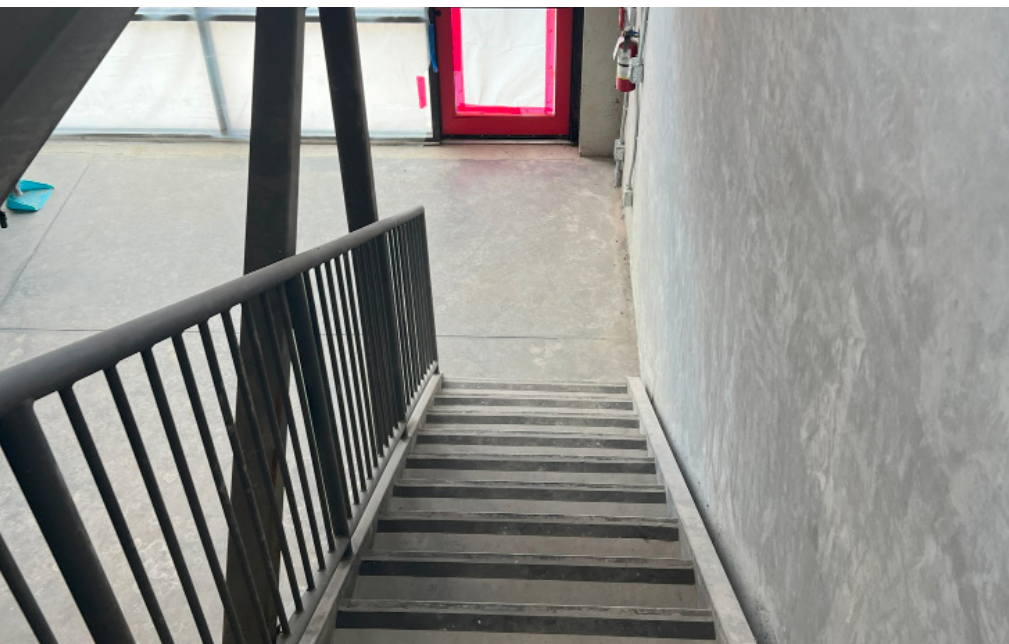


- 4,048 SF BRAND NEW INDUSTRIAL STRATA UNIT
- PERMITS IN PLACE FOR TENANT IMPROVEMENTS



PROPERTY HIGHLIGHTS

This unit is located in Wesmont Centre at the high exposure corner of 62 Ave and 203 Street, benefitting from unparalleled access to a multitude of amenities in Willowbrook Town center. Situated near Langley Bypass, this property offers connection throughout the lower mainland and Fraser Valley with easy access to Highway 10, Trans-Canada Highway via 200th Street, and Fraser Highway.



FEATURES

- 26' clear ceilings
- 12' x 14' grade loading door
- ESFR sprinklers
- Gas fired unit heaters
- Quality concrete tilt-up construction
- 3-phase power (125 amp, 120/208 volt)
- 7 reserved parking stalls
- Concrete and steel mezzanine
- Two newly completed accessible washrooms
- Plumbing rough-ins for kitchen
- Permits in place for kitchen and offices, can be amended to suit tenant's needs and construction started immediately

AVAILABLE AREA

Ground floor	3,386 SF
Mezzanine	662 SF
Total	4,048 SF

ZONING

M-2 (General Industrial)

LEASE RATE

\$23.00 PSF per annum

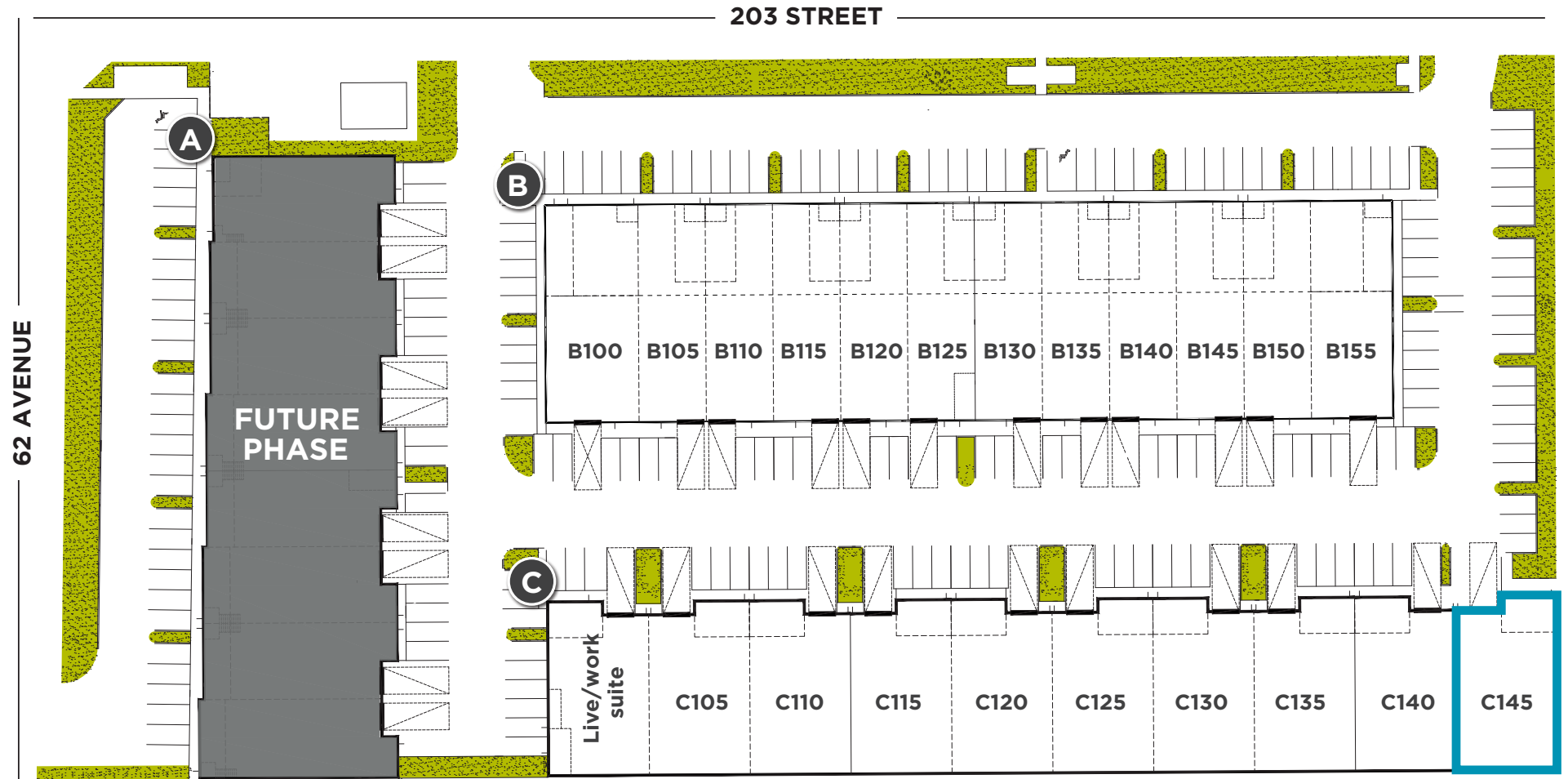
TAXES & OPERATING COSTS

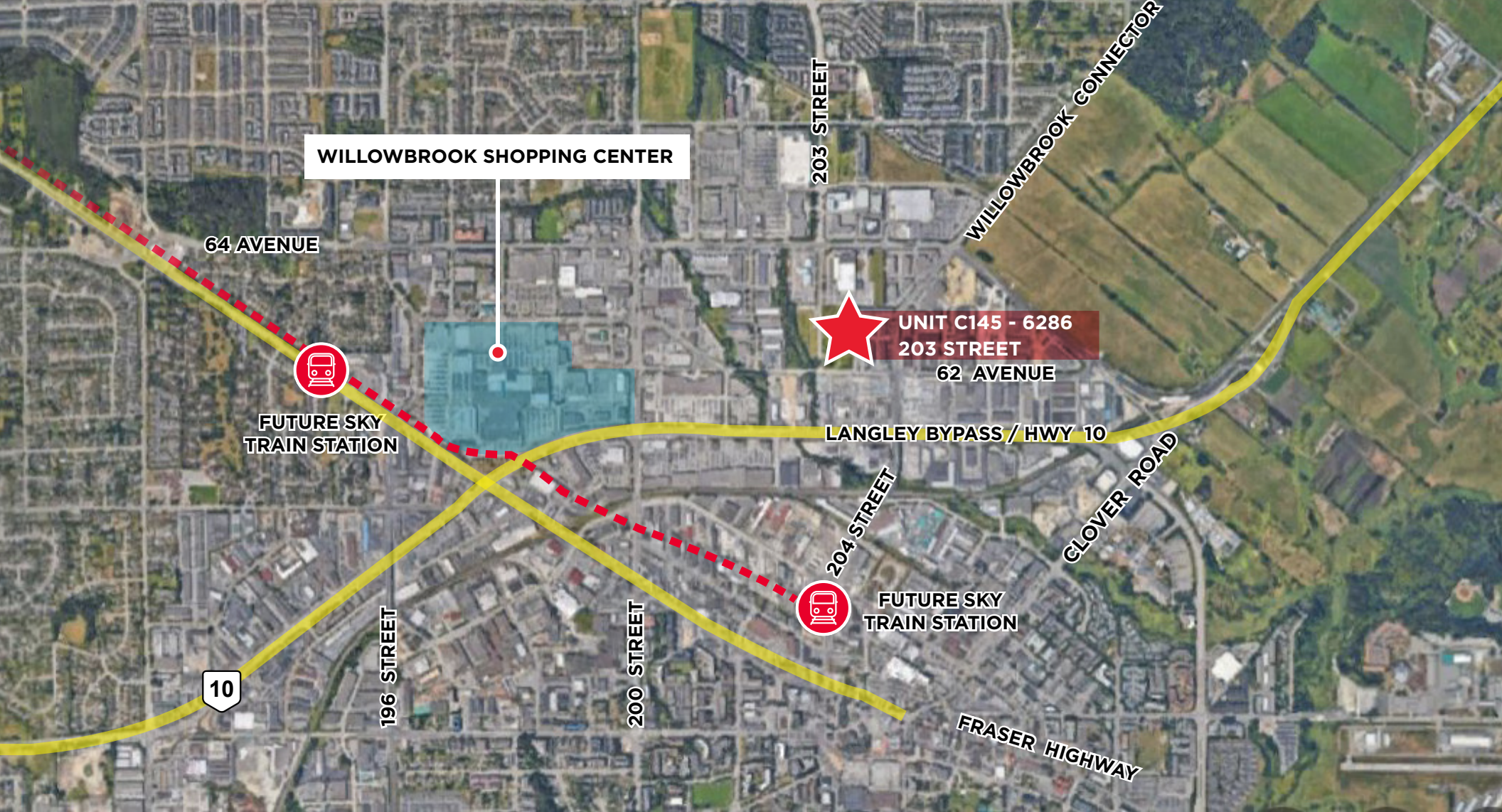
\$7.11 PSF per annum (est.)

AVAILABILITY

Immediate

SITE PLAN





WILLOWBROOK SHOPPING CENTER

64 AVENUE



FUTURE SKY
TRAIN STATION



UNIT C145 - 6286
203 STREET
62 AVENUE

LANGLEY BYPASS / HWY 10



FUTURE SKY
TRAIN STATION

10

196 STREET

200 STREET

204 STREET

FRASER HIGHWAY

WILLOWBROOK CONNECTOR

CLOVER ROAD

FOR MORE INFORMATION, PLEASE CONTACT:

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