

FOR LEASE

**34,165 SQ FT WAREHOUSE UNIT
IN LANGLEY CITY CENTRE**



**HEAVY POWER
UP TO 2000A (TBC)**

UNIT 102

5744 198TH STREET

LANGLEY, BC

CDNGLOBAL

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THE OPPORTUNITY

To lease a large-bay heavy manufacturing-type industrial facility with exceptionally heavy power, outside storage areas (+10,000sf), and ample street frontage with parking.

BUILDING FEATURES

- Concrete block construction (1980)
- 21'10" clear ceiling heights in warehouse
- Forced air gas heating
- Heavy electrical - up to 2,000A service
- Updated lighting with motion sensors
- Ample windows into warehouse provides natural lighting
- One (1) front grade door (12' x 16')
- One (1) grade door (10' x 12') into rear warehouse
- Two (2) grade doors (14' x 16') into rear warehouse with dock positions on a platform recessed into the concrete floor of the interior warehouse
- One (1) 3-tonne crane, One (1) One-tonne crane
- Multiple bathrooms in the warehouse
- Well improved offices with HVAC over two levels, with reception, boardroom, private executive offices, open plan area, and two bathrooms

PROPERTY SPECS

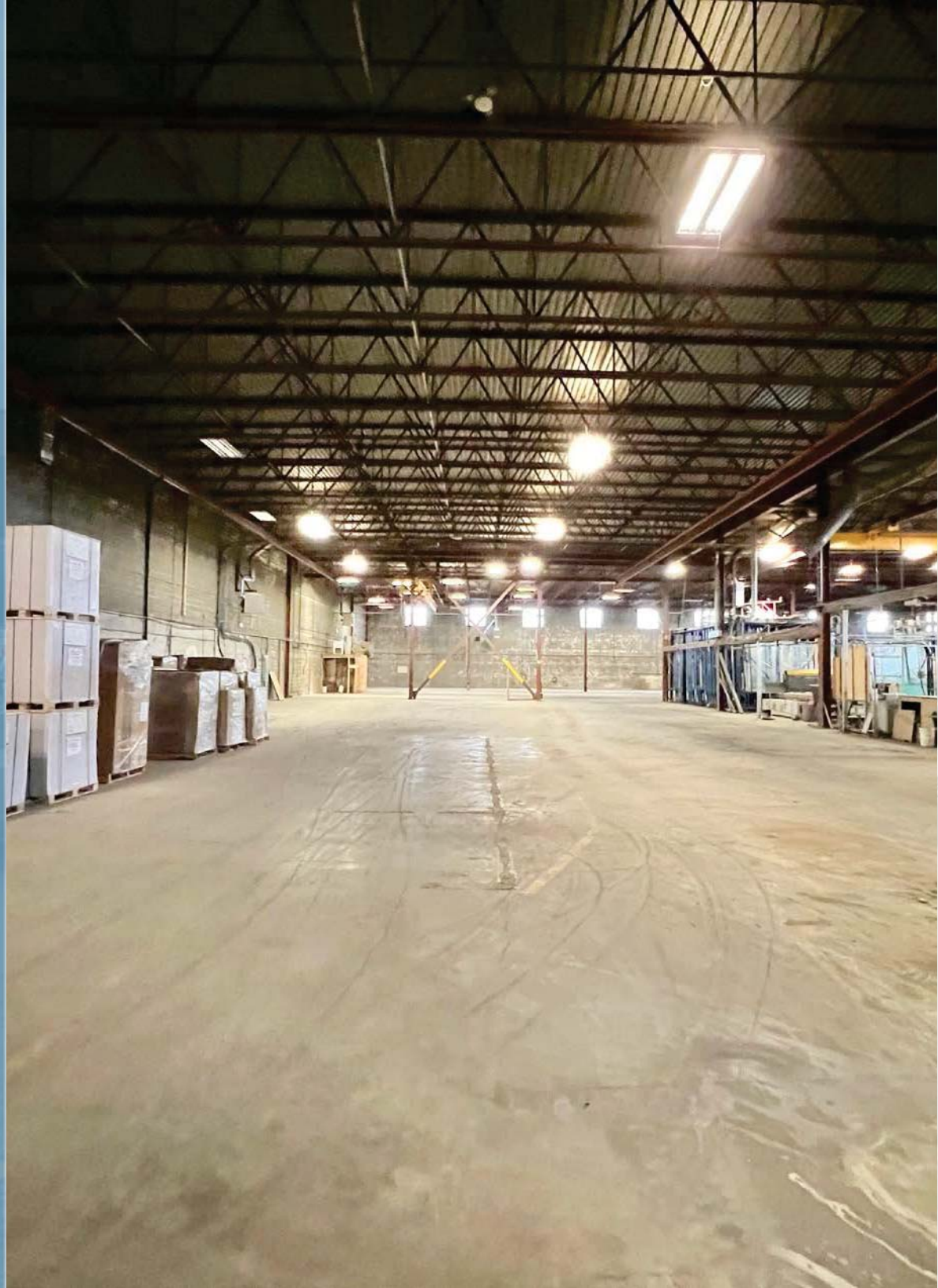
Zoning:

I1 (Light Industrial) zoning allows for broad variety of light impact industrial uses including but not limited to warehouse, workshop, automotive service, and laboratory uses.

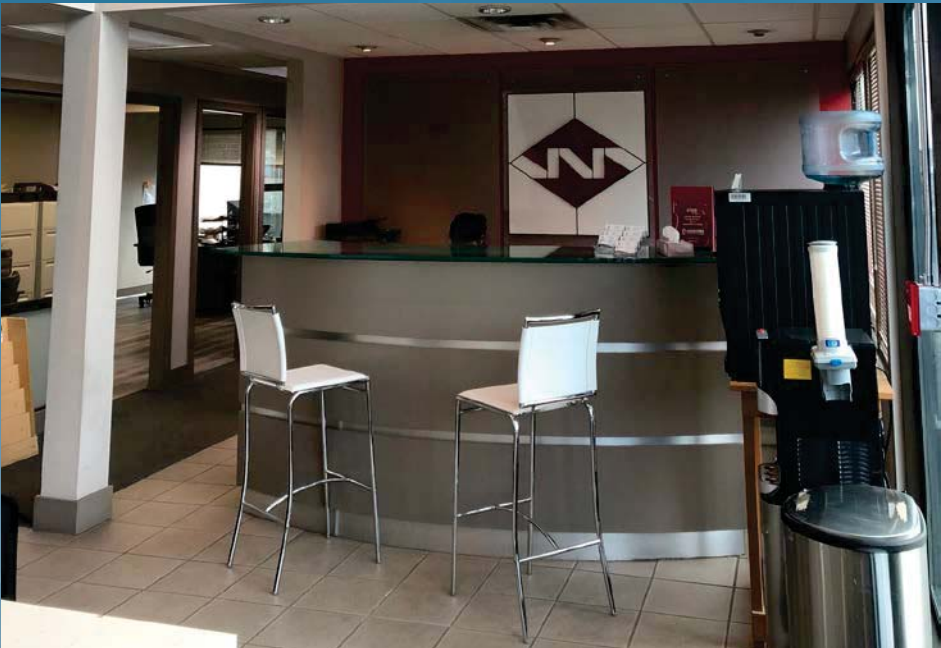
Warehouse Area:	30,133 sq ft
Main Floor Office:	2,016 sq ft
Second Floor Office:	2,016 sq ft
Total:	34,165 sq ft

Basic Rent: Contact Listing Agents

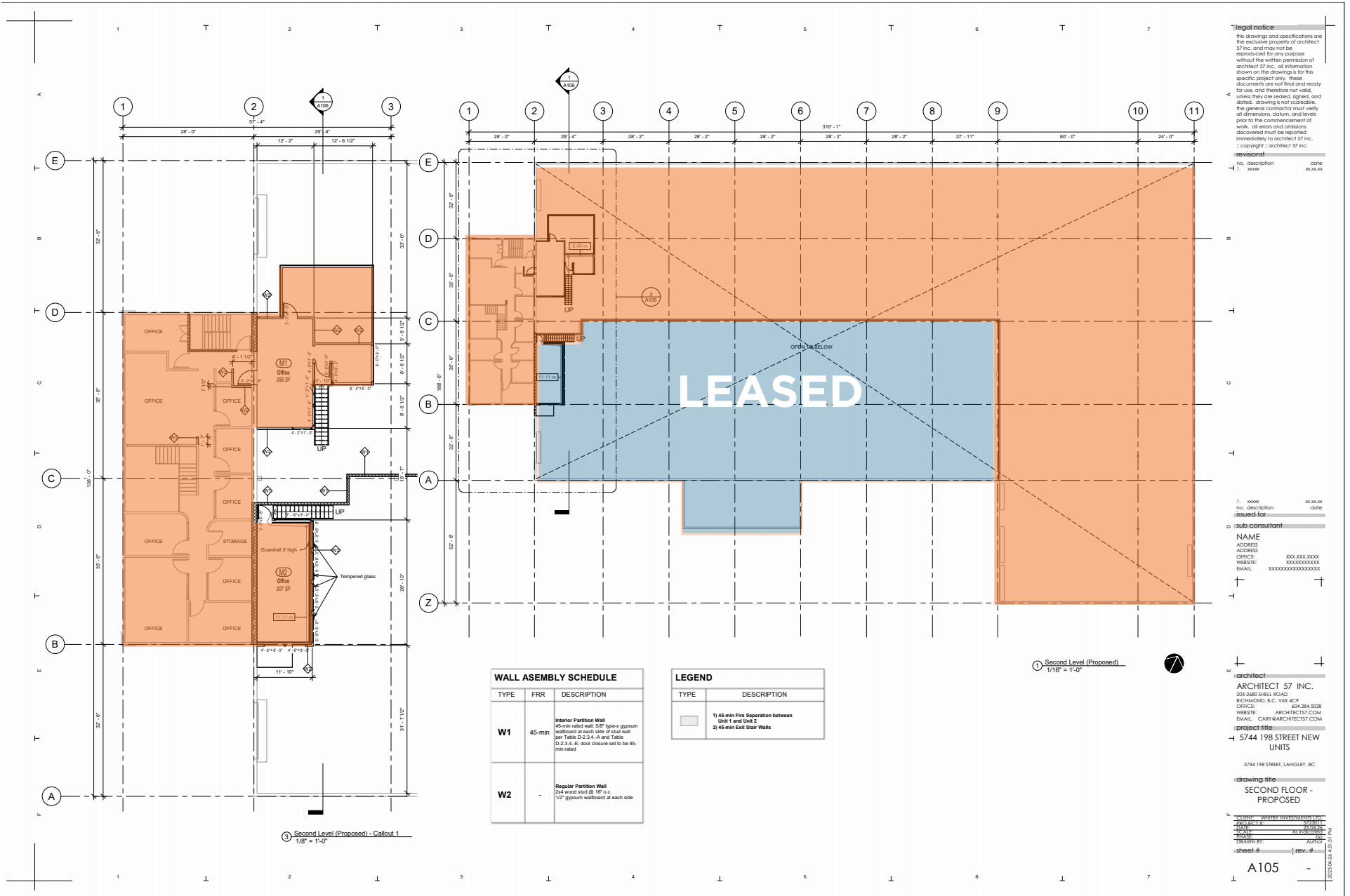
Additional Rent: \$3.07 per sq ft, per annum plus GST



PROPERTY PHOTOS



PROPERTY FLOORPLAN



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Revisions:

no.	description	date
1.	xxxx	xx.xx.xx

1. xxxxx
 no. description
 issued for: xxx.xx

2. sub consultant

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Project title
 5744 198 STREET NEW UNITS

5744 198 STREET, LANGLEY, BC

drawing title
 SECOND FLOOR - PROPOSED

REVISED BY	DATE	REVISION

sheet # 11 rev. #
A105

WALL ASSEMBLY SCHEDULE

TYPE	FRR	DESCRIPTION
W1	45-min	Interior Partition Wall 1/2" mineral wool 50# Type-X gypsum wallboard at each side of stud wall per Table D-2.3.4.4 and Table D-2.3.4.4.E; door closure set to be 45-min rated
W2	-	Regular Partition Wall 2x4 wood stud @ 16" o.c. 1/2" gypsum wallboard at each side

LEGEND

TYPE	DESCRIPTION
	1) 45-min Fire Separation between Unit 1 and Unit 2
	2) 45-min Exit Stair Walls

1 Second Level (Proposed)
 1/16" = 1'-0"

3 Second Level (Proposed) - Callout 1
 1/8" = 1'-0"

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PROPERTY LOCATION



VANCOUVER

PORT COQUITLAM



RICHMOND



DELTA

SURREY



LANGLEY



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