



HEAVY POWER 5000A/600V

48,830 SQ FT FREESTANDING WAREHOUSE
IN LANGLEY CITY CENTRE

FOR SALE
5744 198th STREET, LANGLEY



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THE OPPORTUNITY

A flexible owner-user or investor opportunity to purchase a large-bay, heavy manufacturing industrial building on 1.68 acres with exceptionally heavy power, functional warehouse and updated office improvements. The property is fully leased to long term tenants with termination rights in favour of the landlord. The property is located minutes from the future Willowbrook skytrain station on 196th St providing the potential for future upside.

BUILDING FEATURES

- Concrete block construction (1980)
- 21'10" clear ceiling heights in warehouse
- Forced air gas heating
- Heavy electrical - 5,000A service
- Updated lighting with motion sensors
- Ample windows into warehouse provides natural lighting
- One front grade door (12' x 16') per unit
- One grade door (10' x 12') into rear warehouse
- Two grade doors (14' x 16') into rear warehouse with dock positions on a platform recessed into the concrete floor of the interior warehouse
- One 3-tonne crane, One 1-tonne crane
- Multiple bathrooms in the warehouse
- Well improved offices with HVAC over two levels, 2,016 sq ft per level, with reception, boardroom, private executive offices, open plan area, and two bathrooms

Zoning: I1 (Light Industrial)

TENANT INFORMATION

Tenant 1:	34,070 sq ft (Exp. June 2029)
Tenant 2:	14,760 sq ft (Exp. July 2028)
Total:	48,830 sq ft

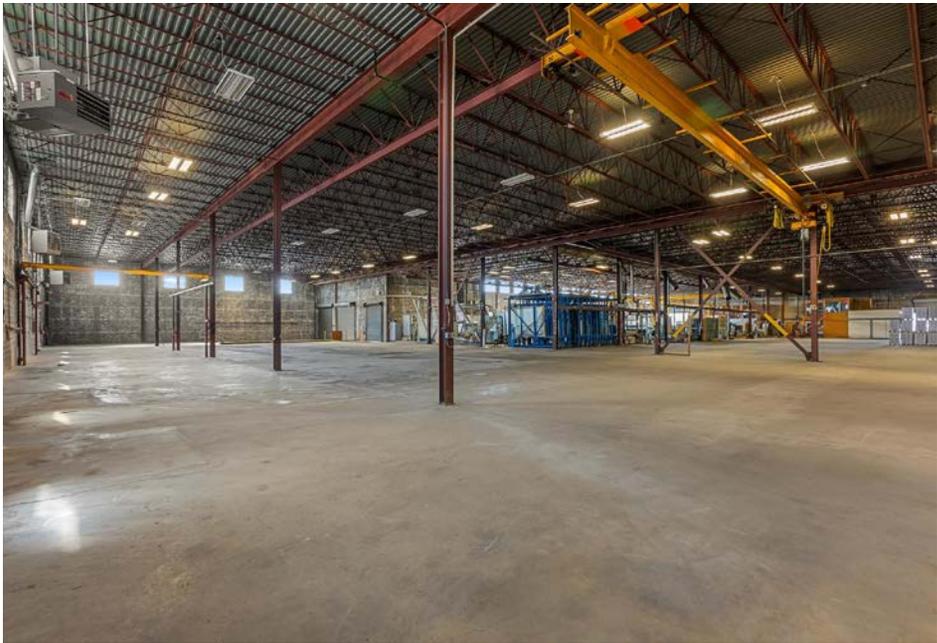
Both Tenants have termination options in favour of the Landlord/Purchaser.

Asking Price:

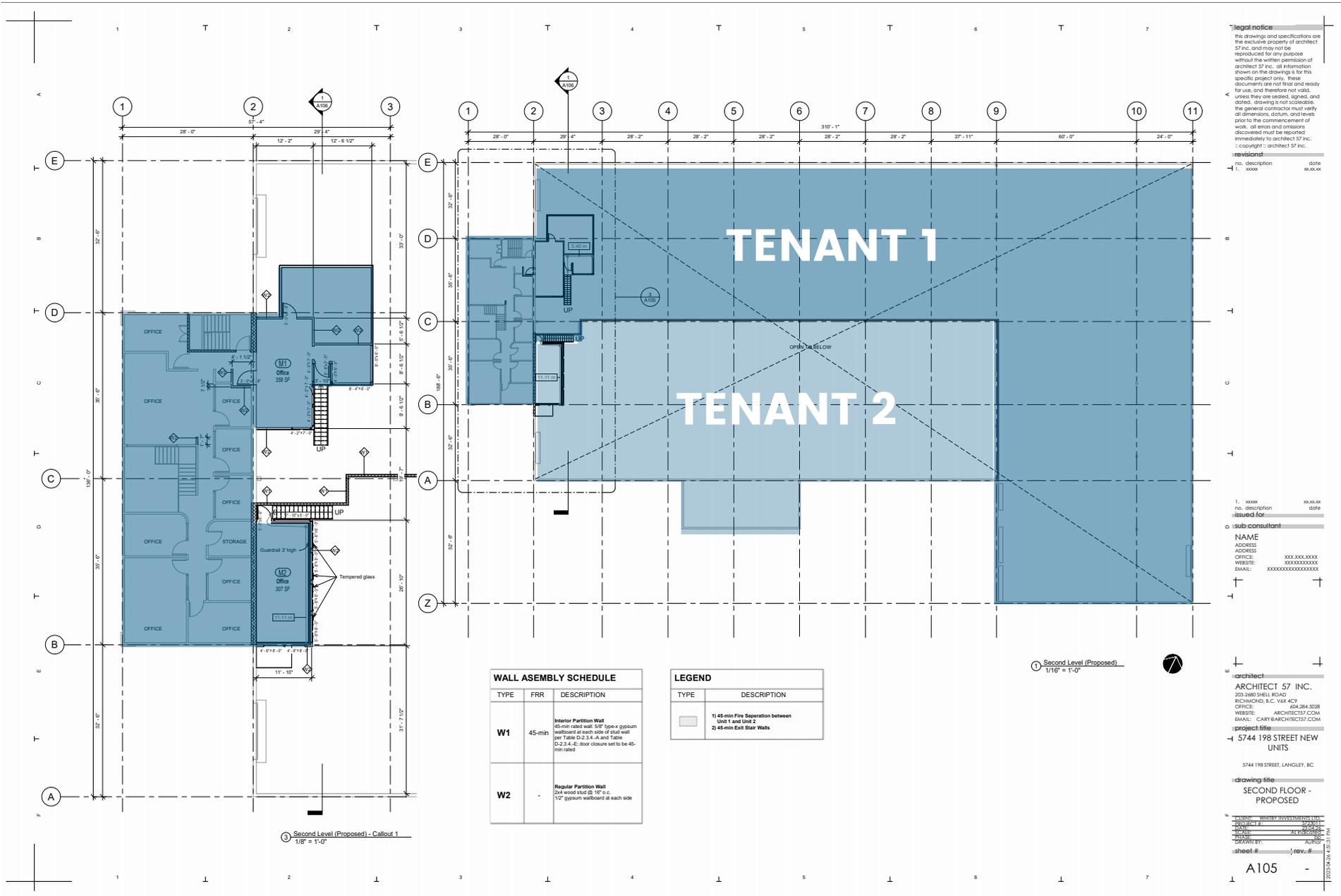
Please contact broker



PROPERTY PHOTOS



PROPERTY FLOORPLAN



WALL ASSEMBLY SCHEDULE

TYPE	FRR	DESCRIPTION
W1	45-min	Interior Partition Wall 1/2" mineral wool; 5/8" 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

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Revisions

no.	description	date
1.	xxxx	xxxx.xx

1. xxxxx
 no. description
 issued for: xxxxx
 NAME
 ADDRESS
 OFFICE: xxxxxxxx
 WEBSITE: xxxxxxxx
 EMAIL: xxxxxxxxxxxxxxxx

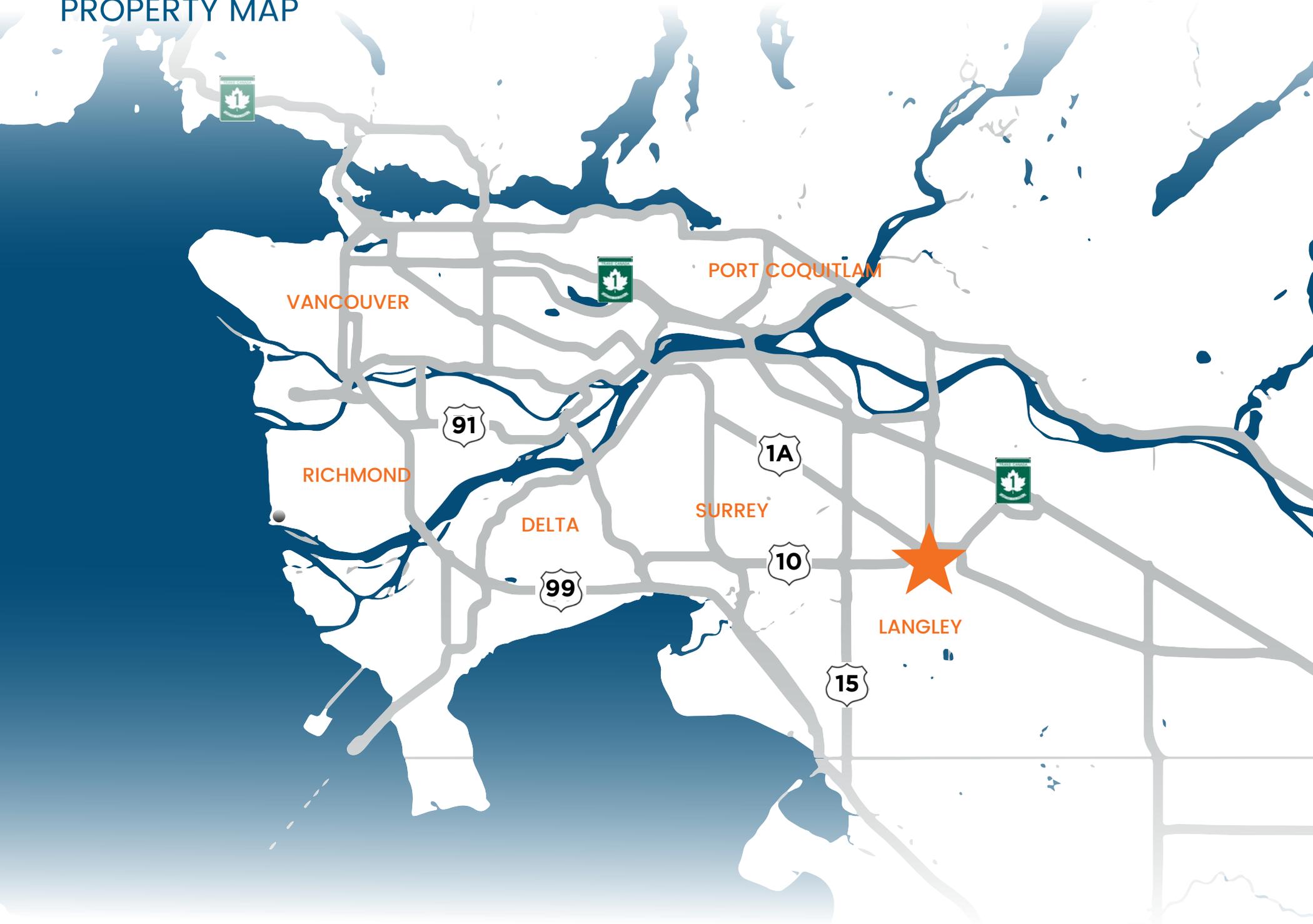
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drawing title
 SECOND FLOOR - PROPOSED

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PROPERTY MAP



FUTURE SKYTRAIN MAP



Legend

- Surrey Langley SkyTrain
- Expo Line
- R1 Rapid Bus
- Municipal Boundary
- Urban Centers
- Agricultural Land Reserve

SCOTT ROAD

GATEWAY

SURREY CENTRAL

KING GEORGE

GREEN TIMBERS STATION
(@ 140 St)

GUILDFORD EXCHANGE

152 ST STATION
(@ 152 St)

FLEETWOOD STATION
(@ 160 St)

BAKERVEW-166 ST STATION
(@ 166 St)

NEWTON EXCHANGE

HILLCREST-184 ST STATION
(@ 184 St)

CLAYTON STATION
(@ 190 St)

WILLOWBROOK STATION
(@ 196 St)

LANGLEY CITY CENTRE STATION
(@ 203 St)





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