



# Manufacturing Space and Yard Area for Lease

20165 Logan Avenue, Langley City



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J.T. Lee  
604 628 0099  
jt@jt-lee.com  
www.jt-lee.com

Re/Max Crest Realty (Westside)  
3215 MacDonald Street  
Vancouver BC V6L 2N2

**LOT SIZE**

Total available site size is approximately 2.83 acres.

**BUILDING AREA**

Manufacturing Area: 17,969 sq. ft. (approx.)  
 Lunchroom/Washrooms: 1,334 sq. ft. (approx.)  
 Office Area: 1,640 sq. ft. (approx.)  
**TOTAL AREA: 20,943 sq. ft. (approx.)**

**FEATURES**

- 480 volts, 1,200 amp, 3-phase power
- Two - 5 ton cranes running the length of the east side of building
- Two - 3 ton cranes running the length of the west side of building
- Seven - 1 ton jib cranes
- 2 grade doors on both the north and south end of building (each 19' W x 16' H)
- 5 grade doors on west side of building (4 @ 16' W x 14' H & 1 @ 12' W x 16' H)
- 20' clear ceiling height ( 15' - 16' under the crane)
- Halogen lighting and radiant heating in manufacturing area
- Fully secured yard area that is graveled and partially paved
- Outside security lighting

**ZONING**

I-1; Light Impact Zone. This zoning allows for a wide variety of uses including manufacturing, processing, and assembly. Zoning bylaw is available.

**POSSESSION**

Immediate

**LEASE RATE**

NOW \$18,000 per month

**OPERATING COSTS**

\$4,073.00 per month



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