

FOR LEASE

DEMISED WAREHOUSE & OFFICE SPACE



5744 198 Street

Langley, BC

WAREHOUSE
UNIT A

OFFICE
UNIT B

YARD

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*Personal Real Estate Corporation

 **STONEHAUS**
REALTY



WAREHOUSE



DOCK LOADING



OFFICE SPACE

The Opportunity

Iconic Properties Group is pleased to present **5744 198 Street, Langley**, offering for lease two distinct units within a freestanding industrial facility. **Unit A comprises approximately 15,834 SF of demised warehouse space**, while **Unit B offers approximately 4,032 SF of office space across two floors**, for a combined area of **±19,866 SF**. Both units are available for lease individually or together, providing flexibility to accommodate various business requirements.

Situated within an established Langley industrial node, the property benefits from **I1 Light Industrial Zoning**, supporting a range of permitted industrial and commercial uses. This opportunity is well suited for businesses seeking efficient warehouse functionality, dedicated office space, or a combination of both, accommodating manufacturing, warehousing, distribution, and administrative operations, subject to applicable zoning regulations.

HIGHLIGHTS



Heavy Power Capacity

Equipped with 5,000 amps of power to support high-demand industrial and manufacturing operations.



Strategic Langley Location

Immediate access to Fraser Highway and Highway 10, providing seamless connectivity throughout the region.



Flexible Leasing Options

±15,834 SF warehouse (Unit A) and ±4,032 SF two-storey office (Unit B). Lease together or separately.



I1 Light Industrial Zoning

Permits diverse light industrial uses, including warehouse, automotive, and manufacturing.

Property Overview

ADDRESS	5744 198 St, Langley, BC V3A 7J2
PID	006-218-113
NEIGHBOURHOOD	Langley City
ZONING	I1 - Light Industrial Zone
DEMISED SPACE DIMENSIONS & SIZE	UNIT A (WAREHOUSE) Dimensions: 188'6 × 84'0 Gross Leasable Area: 15,834 SF UNIT B (OFFICE) 2 Storeys Dimensions: 71'0 × 28'0 Gross Leasable Area: 4,032 SF TOTAL Gross Leasable Area: 19,866 SF
WAREHOUSE CLEAR HEIGHT	21'
LOADING DOORS	2 Dock Loading
POWER	Heavy Power (5,000 Amps)
PARKING	9 On-Site Parking Spots
PROPERTY TAX (2026)	\$179,518.52
LEASE RATE	Contact Listing Agent



FRONT ENTRANCE

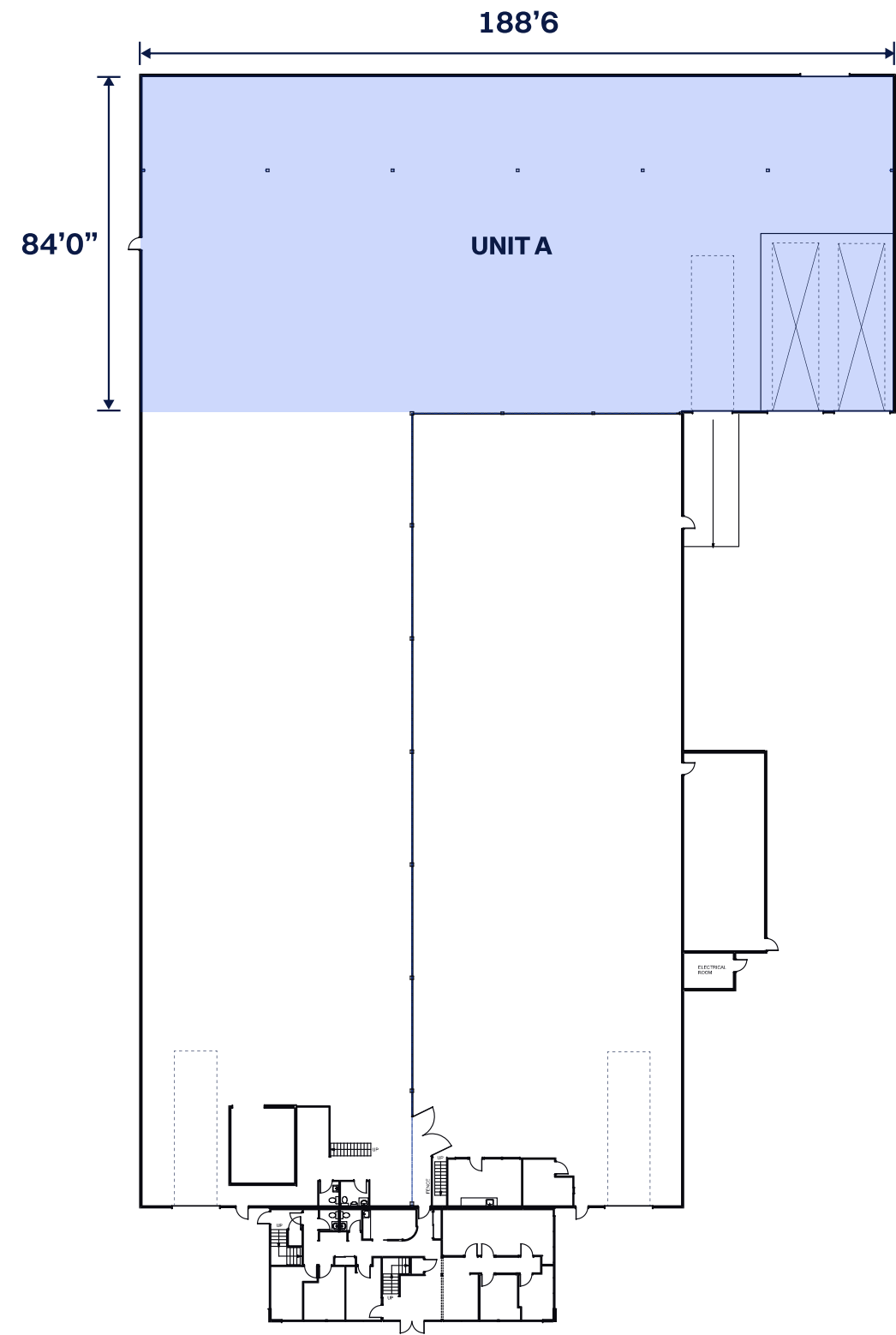


YARD

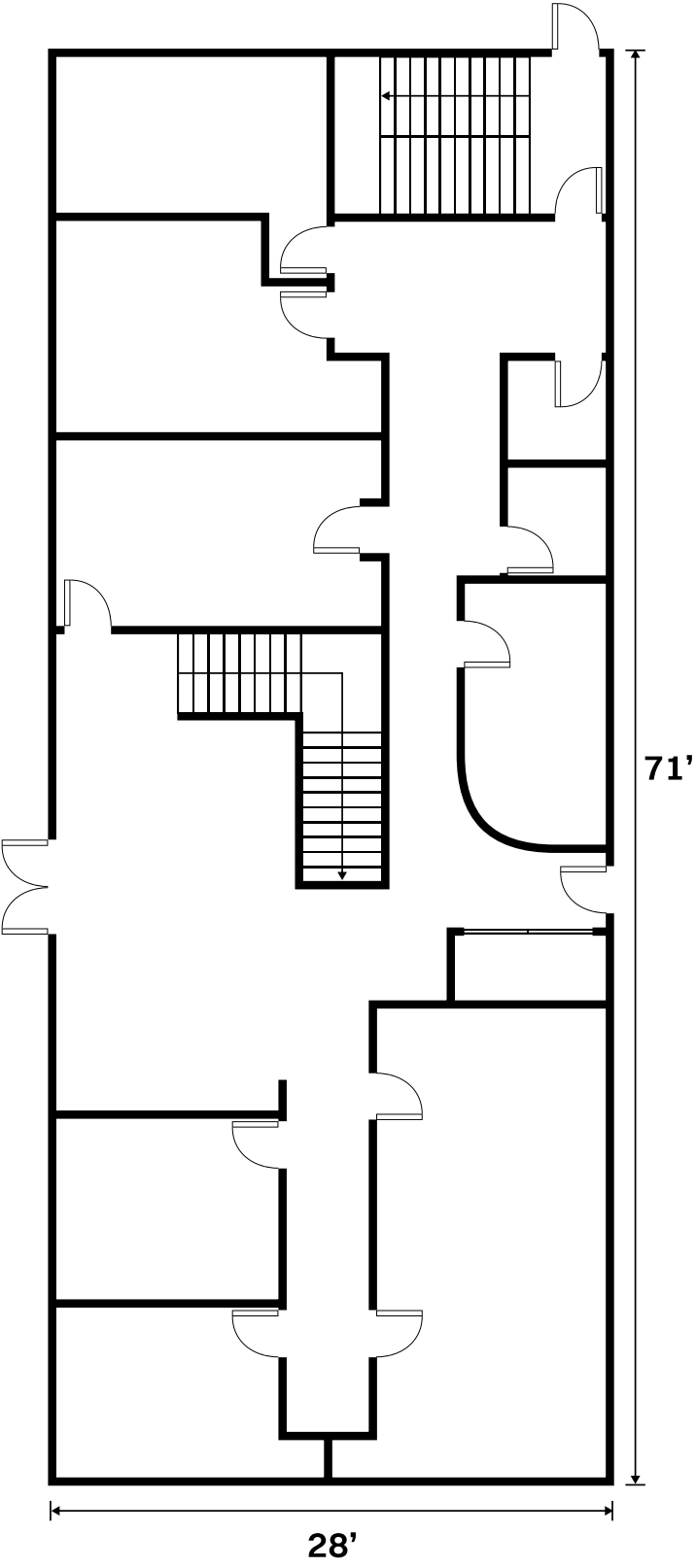


Floor Plans

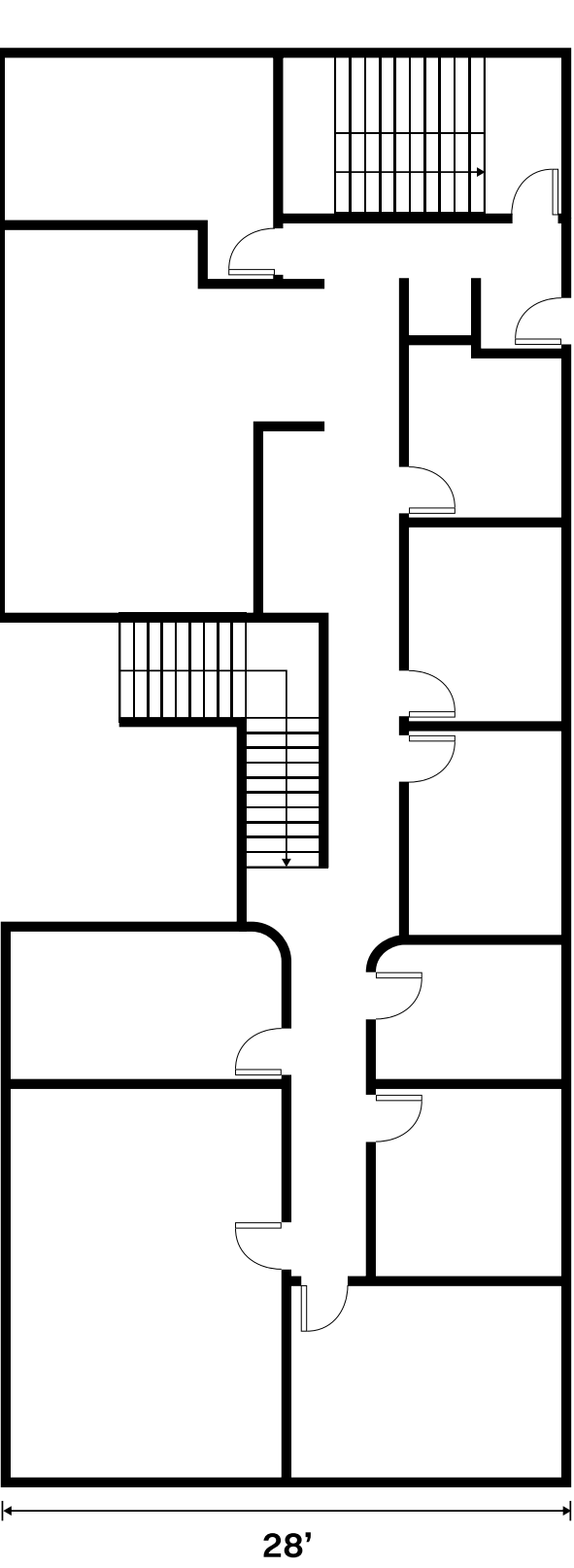
WAREHOUSE SPACE
15,834 SF



OFFICE MAIN FLOOR
2,016 SF



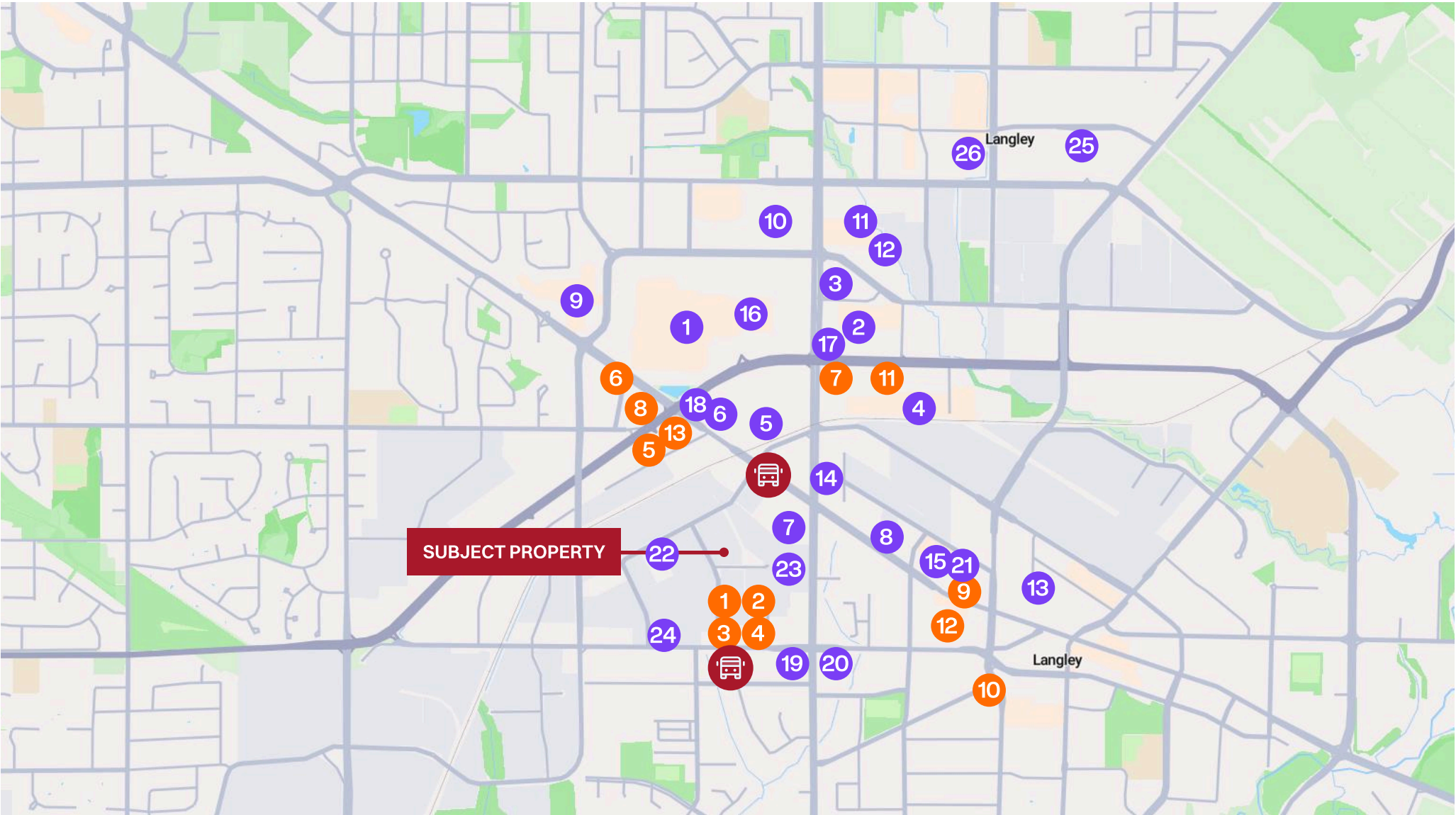
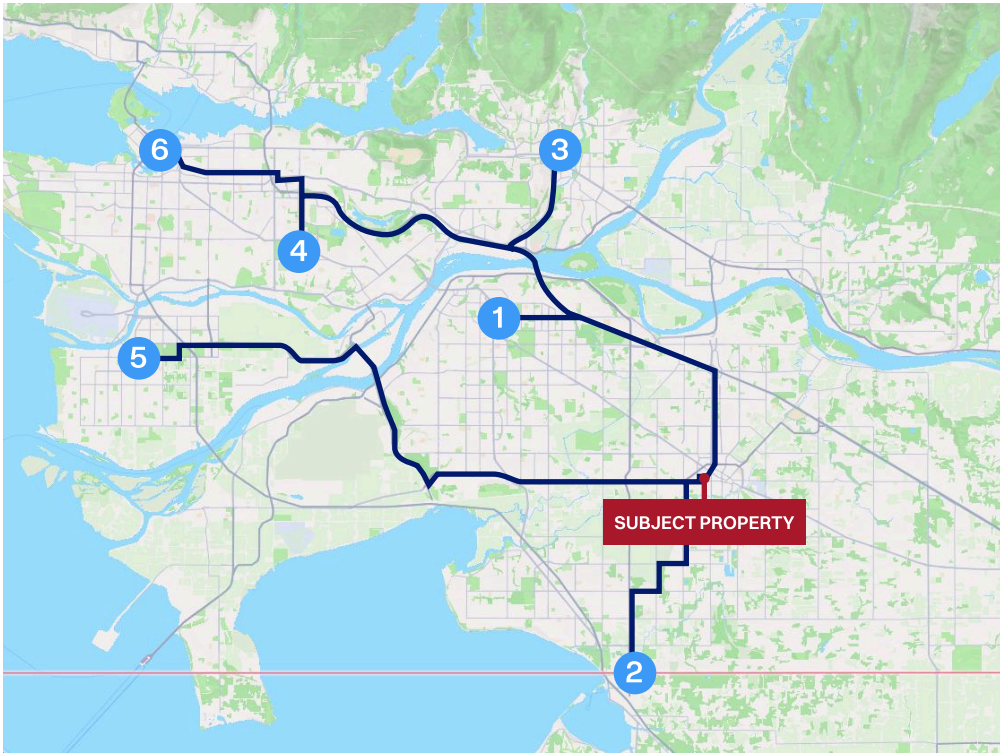
OFFICE SECOND FLOOR
2,016 SF



Location Overview

The property offers outstanding connectivity via Fraser Highway, Highway 10, and quick access to Highway 1, enabling efficient travel times: approximately 50 minutes to Downtown Vancouver, 35 minutes to Coquitlam, 45 minutes to Richmond, 25 minutes to the Peace Arch U.S. border crossing, and just 20 minutes to Surrey City Centre. Supported by nearby trucking corridors, flexible I1 (Light Industrial) zoning, and strong local industrial fundamentals, 5744 198 Street stands as a strategic foothold in one of Langley's most established and accessible markets, well positioned to capitalize on the region's sustained growth.

Key Destination	Approx. Driving Time
1 Surrey City Centre	20 minutes
2 Peace Arch Border Crossing	25 minutes
3 Coquitlam Town Centre	35 minutes
4 Metropolis at Metrotown	40 minutes
5 Richmond Brighthouse	45 minutes
6 Downtown Vancouver	50 minutes



RESTAURANTS & CAFES

1. Gen Z Burger
2. The Vedic Kitchen
3. Abu's Kitchen
4. Namak Daani
5. Boston Pizza
6. WINGS
7. Cactus Club
8. Tim Hortons
9. Starbucks
10. Langley Vietnamese Cuisine
11. Olive Garden
12. Akedo Showten Ramen
13. McDonald's

RETAIL, SERVICES, MANUFACTURERS & SUPPLIERS

1. Willowbrook Shopping Centre
2. Indigo
3. The Brick
4. Marshalls
5. Princess Auto
6. Mark's
7. Take 5 Oil Change
8. Mr. Lube + Tires
9. H-Mart
10. Shopper's Drug Mart
11. Canadian Tire
12. Staples
13. Cascades Casino
14. TD Canada Trust
15. Scotiabank
16. BMO
17. RBC Royal Bank
18. Chevron
19. Esso
20. Petro-Canada
21. Save-On-Foods
22. Fast Track Indoor Karting
23. CKF Inc.
24. Source Office Furniture
25. Costco Wholesale
26. Walmart Supercentre



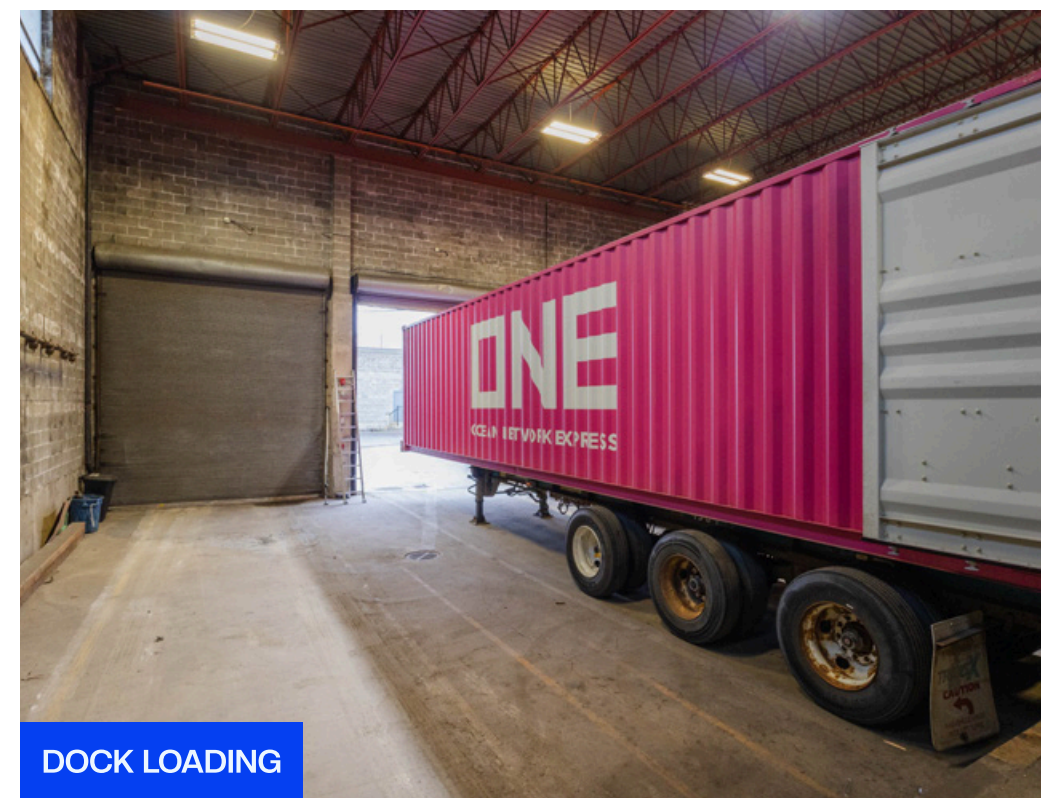
5744 198 ST



BUS STOP

Gallery

UNIT A (WAREHOUSE)



Gallery

UNIT B (OFFICE)



LOBBY



MULTIPURPOSE AREA



MULTIPURPOSE AREA



OFFICE



SECOND FLOOR



LOBBY



OFFICE



OFFICE



KITCHEN

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