

# LANGLEY CITY

## INDUSTRIAL PARK

Modern industrial space in a rapidly growing city

5721 Production Way, Langley



Developed by



**HUNGERFORD**  
PROPERTIES

Marketed by

**AVISON  
YOUNG**



# Opportunity

## Designed for the Modern Business Owner

**Langley City Industrial Park** features a total of 102,987 SF of premium, high-exposure small-bay industrial strata units throughout two buildings.

Units range from 3,493 SF up to 5,263 SF, with the opportunity to combine available units for larger contiguous floorplans, providing flexibility for a variety of business needs.

Langley City remains to be in short supply of modern industrial space with relevant building features that support businesses of today and tomorrow. While Langley City is poised to experience exponential growth as a result of the under construction Surrey Langley SkyTrain Project, this opportunity will fuel business owners to meet the upcoming demand of this rapidly changing area.



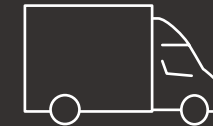
### Loading

Rear, grade-level loading



### Small-Bay Strata Units

3,493 SF - 5,263 SF



### Zoning

IL – Light Industrial



### Estimated Completion

Mid 2025





# Strategic Location for Exceptional Connectivity

Situated at the centre of the Fraser Valley's thriving industrial and commercial hub, **Langley City Industrial Park** is strategically positioned at the crossroads of industry and convenience.



148,369

Population Within 5 km



48,323

Labour Force Within 5 km



33.4%

Skilled Labour Force



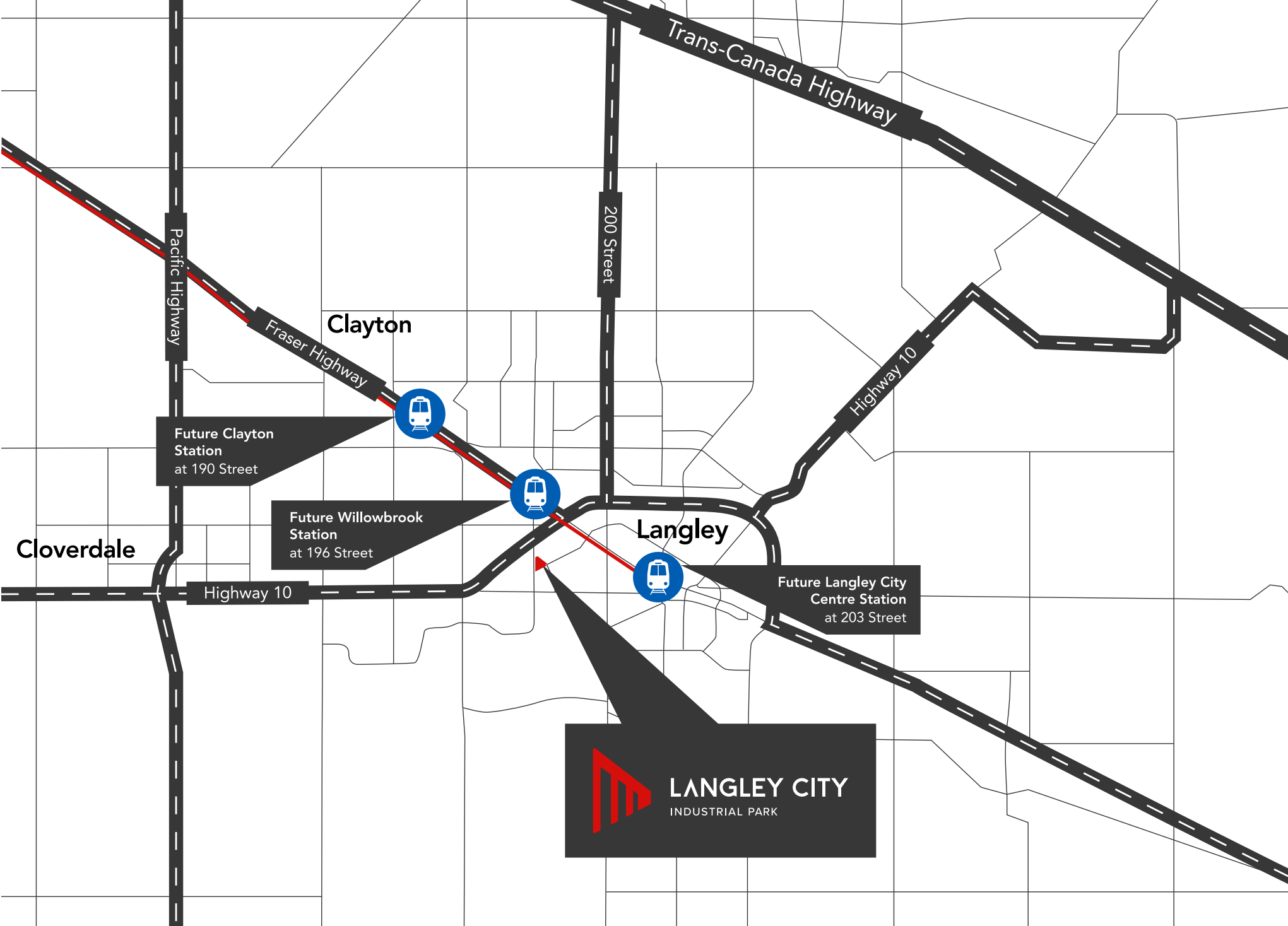
## Connectivity at its Core

At the core of **Langley City Industrial Park's** appeal lies the exceptional connectivity to the rest of Metro Vancouver and the Fraser Valley facilitated by its prime location just south of the Langley Bypass at Production Way and 196th Street. With immediate access to major highways and transit corridors, including Highway 10, the Fraser Highway, 200th Street, the Trans-Canada Highway (Highway 1), and the future Willowbrook SkyTrain station, your business operations will flow seamlessly, ensuring swift distribution, reduced transit times, and amplified cost-efficiency.



## Accessibility by Transit

With direct access to major arterial routes and public transit, **Langley City Industrial Park** allows business owners and employees to have a variety of commuting options. With the future Willowbrook SkyTrain Station at 196th Street within walking distance (10 minute walk), this location is unparalleled in terms of access to the existing variety of urban amenities, including entertainment, accommodation, retail, dining options, but also those additional amenities that will come with the expected growth the SkyTrain affords.



### 10 Min

Or Less

- Willowbrook Skytrain Station (5 min)
- Carvolth Exchange
- Willowbrook Shopping Centre
- Willoughby Town Centre
- Langley City Centre

### 30 Min

Or Less

- Surrey City Centre
- Lynden-Aldergrove Border Crossing
- Pacific Highway Border Crossing
- Highstreet Shopping Centre
- Newton Exchange

### 1 Hr

Or Less

- Metrotown
- Vancouver International Airport (YVR)
- Downtown Vancouver
- Brentwood
- Bridgeport Station

# Local Amenities

- Restaurants

1. Olive Garden

2. OEB Breakfast Co

3. Earls

4. Cactus Club Café

5. Trading Post Brewery & Tasting Room

6. Montana's BBQ & Bar

7. McDonald's

8. Wendy's

9. WINGS

10. Chipotle Mexican Grill

11. A&W

12. White Spot

13. Milestones

14. Tim Hortons

15. Starbucks

16. Browns Social House

17. Five Roads Brewing Co
- Shopping

1. RioCan Langley Centre

2. Canadian Tire

3. Costco

4. Home Depot

5. Marshalls & HomeSense

6. Walmart Supercentre

7. London Drugs

8. Rona

9. Safeway

10. MEC

11. T&T Supermarket

12. BC Liquor Store

13. Staples

14. Best Buy

15. No Frills
- Accommodation & Entertainment

1. Hampton Inn & Suites

2. Cascades Casino

3. Days Inn & Suites

4. Westward Inn & Suites

5. Best Western Plus
- Industrial Users

1. IPEX

2. Canada Bread Company

3. Super Save Group

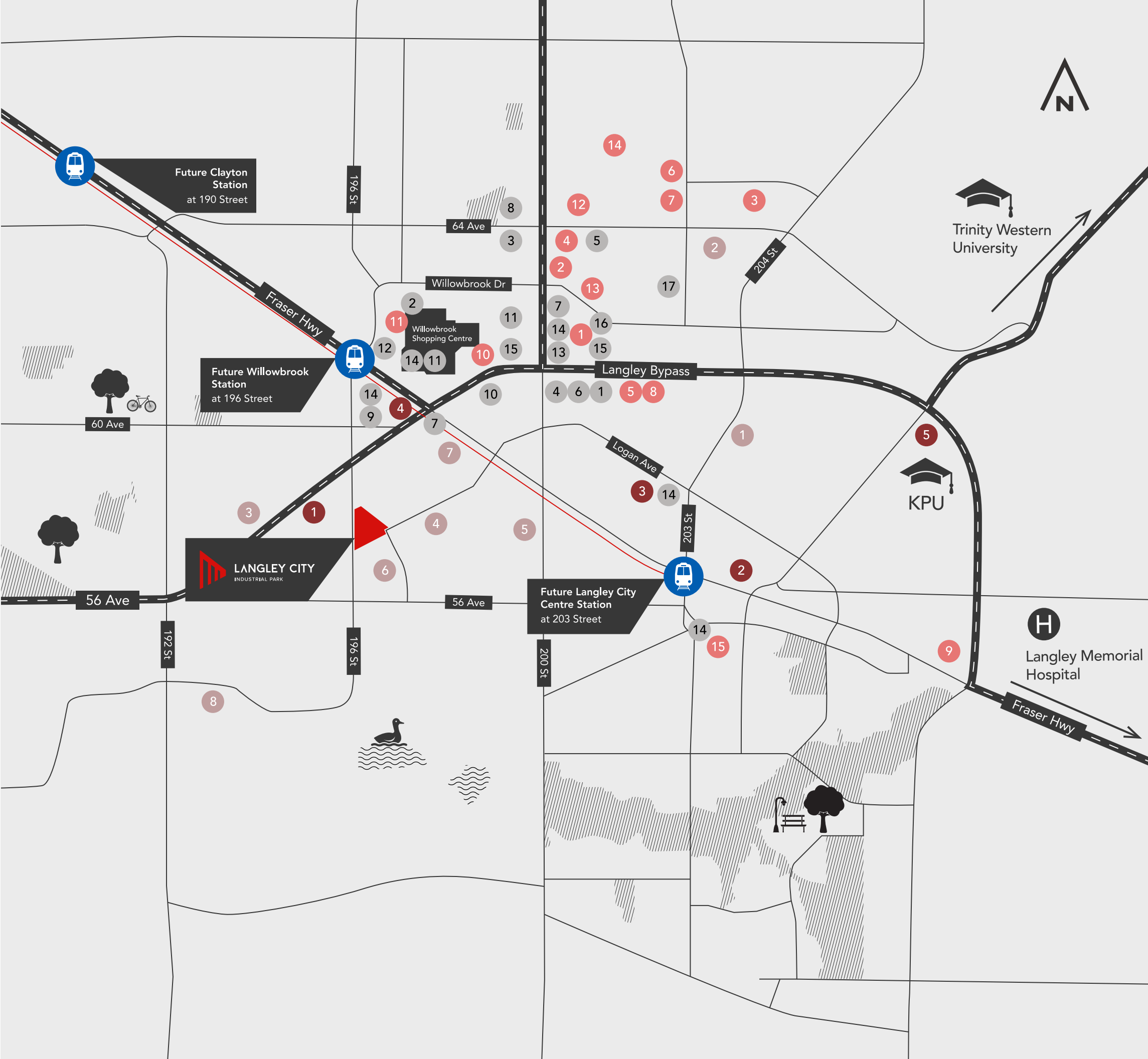
4. Weldco Beales

5. CKF Inc

6. Timbrmart

7. ECCO Manufacturing

8. Clover Towing



//// Parks and Recreation      ~~~~~ Water Bodies



# Zoning and Types of Businesses

This property is within Langley City's IL (Light Industrial) industrial zone, which permits a wide variety of businesses, such as:

- Warehousing
- Indoor recreation facilities
- Production studios
- Technology industries
- Laboratory
- Light industrial
- Workshop
- Automotive service
- Building supply store
- Telephone call centre
- Office uses are limited to architectural, engineering, surveying, general contractor and utility companies

\*for a full copy of the City of Langley zoning bylaw, please [click here](#)



196 Street  
(Overpass)





# Industry Leading Features



One (1) 12' x 14' grade-level loading door per unit



Universal washroom per unit



100 or 200 amp, 347/600 volt, 3-phase electrical service with step down transformer to 120/208V



ESFR sprinkler system



Minimum 24' clear ceiling height in warehouse



LED lighting



Each unit comes with a dedicated RTU for heating and cooling



500 lbs psf floor load capacity in the warehouse



EV charging infrastructure (charger ready) per unit



Abundant glazing and skylights providing natural light



100 lbs psf floor load capacity in the mezzanine



Front office and rear-loading design



Concrete tilt-up construction







Volkswagen

Langley  
Events Centre



Willowbrook  
SkyTrain Station

Jeep Dodge  
RAM

Real Canadian  
Superstore

Willowbrook  
Shopping Centre

Home Depot

Willoughby  
Town Centre

MEC Langley

Walmart

RioCan Langley  
Centre

Costco

Honda

FRASER HIGHWAY

LANGLEY BYPASS/HIGHWAY 10

16TH STREET



PRODUCTION WAY

Connectivity at your fingertips





# Project Team

Developed by



Hungerford Properties is an institutionally-backed, award-winning real estate investment, management and development firm in Western Canada with over 50 years of experience building and refurbishing millions of square feet of commercial space. Hungerford has assembled a team of experts to bring this high-quality property to life, with a strong commitment to design, service and customer satisfaction.

Construction by

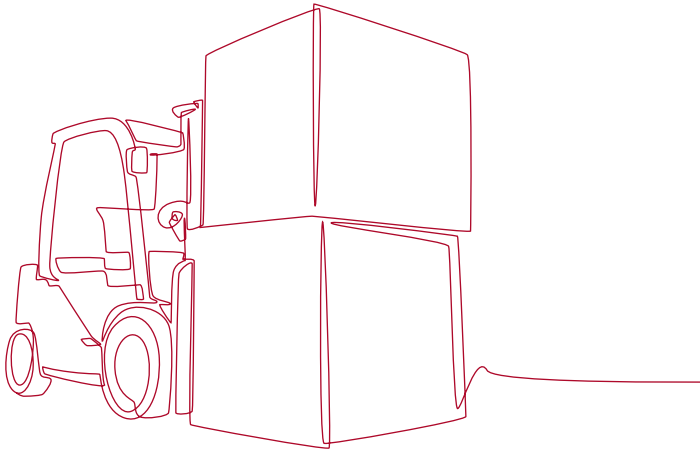


Orion Construction is one of the largest and most innovative design-build commercial contractors in the Lower Mainland. Their dedicated focus on design building commercial and light industrial projects allows them to provide their clients extraordinary value through a hands-on, process-driven delivery structure. As experts in the pre-construction process, they engage with stakeholders through the initial conceptual drawings, drive detailed design and municipal entitlements, and deliver completed design and permitting documents consistent with the client's expectations, budgets, and schedule.

Marketed by



Avison Young creates real economic, social, and environmental value as a global real estate advisor powered by people. Their integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantages. Together, they create healthy, productive workplaces for employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment, and the community.







# LANGLEY CITY

INDUSTRIAL PARK

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**AVISON  
YOUNG**



**HUNGERFORD**  
PROPERTIES

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