



AVAILABLE SPACE

FRASER HWY

OLD YALE RD

For  
Lease

High Exposure Shop and  
Industrial Storage Space

23360 Fraser Highway, Langley, BC

## PROPERTY HIGHLIGHTS



Rent  
\$15,000/month  
(gross)



High Exposure  
Property



Direct Access from  
Fraser Highway



Secured  
and Fenced



Shop and  
Quonset Hut

## DESCRIPTION

A rare opportunity to lease shop and industrial storage space along the Fraser Highway in Langley, BC. The property is zoned M-7, allowing for vehicle towing, storage, salvage and recycling industrial uses.

## BUILDING AREA

Main Shop	3,660 SF
Quonset Hut	4,480 SF ground floor 2,160 SF mezzanine
Availability	November 1, 2025

## LOCATION

Situated just east of 232nd Street on the Fraser Highway, the property provides access to Metro Vancouver in 40-55 mins via the Fraser Highway or Highway 1. The central location provides easy access to three of the Fraser Valleys major industrial hubs, with approximate drive times of 10 minutes to Campbell Heights, 15 minutes to Port Kells, and 20 minutes to Gloucester Business Park.



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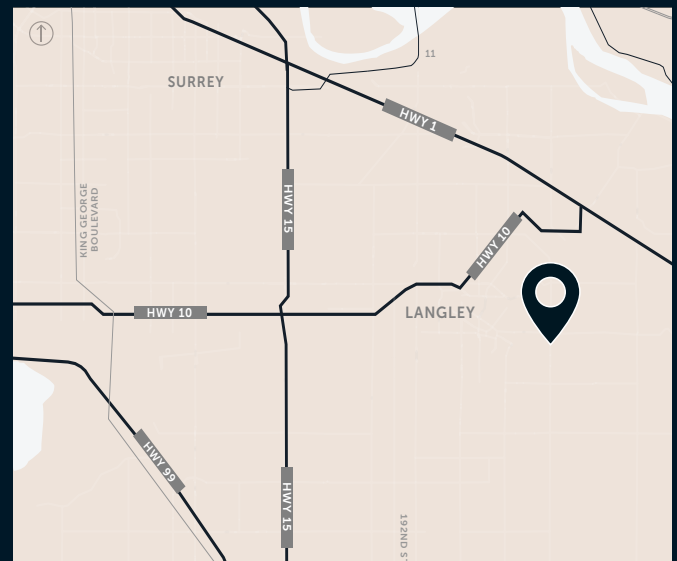


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Metro Vancouver  
Industrial Group



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