

The City of Langley is the place to be... for Industry.



"Ipex has been operating in Langley for 35 years. Some of the things we like about Langley are (1) Centralized Access: the city is close to the TransCanada Highway, BC Ferries, and the USA border crossing; (2) Trained Workforce: with Kwantlen College and other great schools nearby, we have access to a high number of qualified apprentices; and (3) Shopping and Supplies: there is a great selection of shops and suppliers in the area, that help us get what we need fast, without skipping a beat. Langley is a great place for locating a business."

Derek Sephton, Plant Manager
IPEX INC. • www.ipexinc.com



With more than 2.5 million square feet of industrial floor space, industry is the backbone of the City of Langley. Our industrial residents include (but are not limited to) plastics manufacturing, metal fabrication, clothing manufacturing, warehousing, and a variety of multi-use workshops. Collectively, they account for approximately 20% of our employment in the City.

OPPORTUNITIES

Our industrial floor space has grown by almost 25% over the last 10 years, providing plenty of opportunities for further industrial growth.

As a complete and compact community, the City of Langley is focusing on intensifying the use of industrial lands. In particular, the City of Langley is interested in attracting more light industrial tenants and office-intensive developments. To create this new vision for the future, the City of Langley is allowing a broader range of uses in industrial zones, while continuing to protect railway access for manufacturing industries.



"The City of Langley has a great strategic location. Centrally located in the Lower Mainland (with low land prices), quick access to the USA, and all the amenities and services we need in very close proximity, the City of Langley is one of the best – and easiest – places to do business. With receptive and helpful City Hall officials, it's a pleasure to do business in the City of Langley."

Jack A. Squair
General Manager
CANADA CULVERT (www.fsiculvert.com)
WESTMAN STEEL INDUSTRIES
(www.westmansteel.ca)

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A central location and great land prices make Langley an ideal place to run an industrial plant.

CENTRAL LOCATION

Located on the southern shores of the Fraser River and bordering the USA, Langley is within 50 kilometres (30 miles) of Vancouver, the Port of Vancouver and the Vancouver International Airport, and is centrally located within 24 kilometres (15 miles) of the Pacific Ocean (in the West) and Abbotsford International Airport (in the East).

TRANSPORTATION ROUTES

Highway #10 transects the City of Langley and connects to the TransCanada Highway in the East and to Highway #15 (176 Street) in the West. The other main connector route is 200th Street, which links to the TransCanada Highway in the north. The City of Langley enjoys easy access to 3 border crossings: Peace Arch, Pacific Crossing (176 Street), and Aldergrove Crossing (264th Street). The City of Langley is also well served with easy railway access to the CN and Southern Railway of BC lines.

SUPPLIERS

Langley has an excellent base of shops and supplies. The Langley Regional Town Centre (which extends marginally beyond the borders of the City of Langley) has 5,334,580 square feet of retail space and 634,225 square feet of office space and includes 3 main areas: Downtown Langley, the Willowbrook Shopping Centre, and Big Box anchored shopping plazas. (2001)

WORKFORCE

The City of Langley enjoys access to a talented, skilled and educated labour force of 326,000 people within a 30-minute commute. Furthermore, the City of Langley's own Kwantlen University College (enrollment: about 3,000), nearby Trinity Western University (enrollment: about 3,500) and several other post-secondary schools provide the City with an abundant source of trained and educated workers.

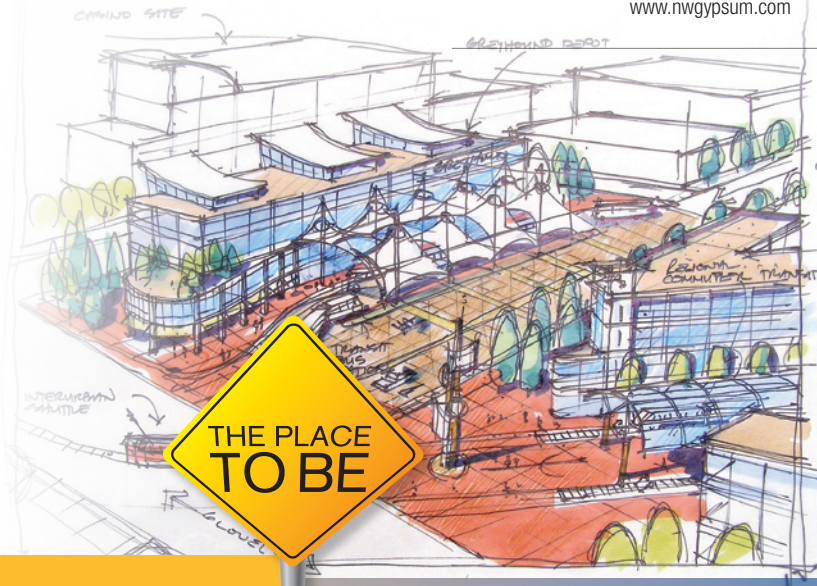
ECONOMICAL LAND

Located on the eastern border of the Metro Vancouver area, Langley enjoys housing costs that are 57% lower than the City of Vancouver and retail leasing costs of about 10 times less than Downtown Vancouver!

Based on average costs from 2005, Retail Lease Space is between \$14 to \$25 per square foot, Office Lease Space is about \$9 + per square foot, and Industrial Land (purchase) is about \$600,000 per acre.

"I've travelled the world and can honestly say that Langley is a great place to live and work! The people are really nice, the community is clean, and we have some of the best shopping in the world! Langley has everything you would want: great schools, a good hospital, and friendly neighbours. I've lived in Langley for over 30 years. It's a great place to live and work."

J.A. (Tony) McCamley, President
NEW WEST GYPSUM RECYCLING Inc.
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