

FOR LEASE

INDUSTRIAL

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



27353 58 CRESCENT, LANGLEY, BC
6,360 TO 38,160 SF AVAILABLE

onni
group

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ONNI CORPORATE CENTRE

27353 58 CRESCENT, LANGLEY, BC

The Opportunity

Lee & Associates is pleased to present Onni Corporate Centre at 27353 58 Crescent, Langley, an exclusive opportunity to lease modern light industrial warehouse space in the heart of Gloucester Industrial Estates, one of Metro Vancouver's premier industrial hubs. Onni Corporate Centre comprises 228,181 SF on 10.04 acres. Each bay is efficiently designed with dock and grade loading positioned along the front elevation, flexible office areas, and warehouse space designed for modern distribution and manufacturing needs. Leasing options include individual units or contiguous blocks.

Key Advantages

- » Rare availability in a submarket with low industrial vacancy
- » High-quality construction and reputable property management by Onni Group
- » Modern building specifications
- » Multiple access points and generous truck circulation areas, suitable for 53-foot trailers
- » Flexible office buildouts available to suit tenant requirements
- » Strategic transportation connections



CEILING HEIGHT

26' clear for efficient racking and cubic storage capacity



INTERIOR LIGHTING

High quality LED lighting with motion sensors



CONSTRUCTION

High quality concrete tilt-up panels with modern façade treatments



SPRINKLER SYSTEM

ESFR



PARKING

On-site surface parking for staff and visitors



LOADING

1 dock, 1 grade per unit, hydraulic dock levellers and bumpers in select units



POWER

Heavy 3-phase electrical service



FLOOR LOAD

Heavy duty concrete slab engineered for industrial grade racking and equipment

Zoning

The property's M-3 Heavy Industrial zoning allows for a wide range of industrial activities, including:

- » Warehousing, wholesaling, and storage facilities
- » Manufacturing, assembly, finishing, and packaging
- » Transportation and trucking terminals
- » Repair and servicing of heavy equipment and vehicles
- » Ancillary office, retail, and service industrial uses
- » Outside storage (where permitted)

This zoning provides tenants with long-term adaptability and supports diverse operational requirements ([click to view bylaw](#)).





Available Units

UNIT	OFFICE	WAREHOUSE	TOTAL	LOADING	AVAILABILITY
208	553 SF	5,807 SF	6,360 SF	1 dock, 1 grade	LEASED
209		6,360 SF	6,360 SF	1 dock, 1 grade	Immediately
210		6,360 SF	6,360 SF	1 dock, 1 grade	Immediately
211	144 SF	6,216 SF	6,360 SF	1 dock, 1 grade	Immediately
212	308 SF	6,052 SF	6,360 SF	1 dock, 1 grade	Immediately
213		6,360 SF	6,360 SF	1 dock, 1 grade	Immediately
214		6,360 SF	6,360 SF	1 dock, 1 grade	Immediately
Total	452 SF	37,707 SF	38,160 SF	6 dock, 6 grade	

**Available individually, in blocks, or as a contiguous space.*

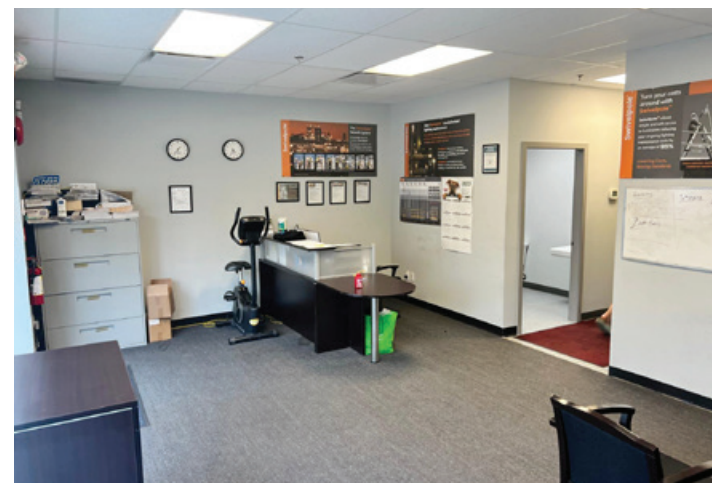
Basic Lease Rate

Contact brokers

Additional Rent**

\$4.26 per sq ft plus Management Fee and GST

***Based on budget from August 2025 to July 2026*

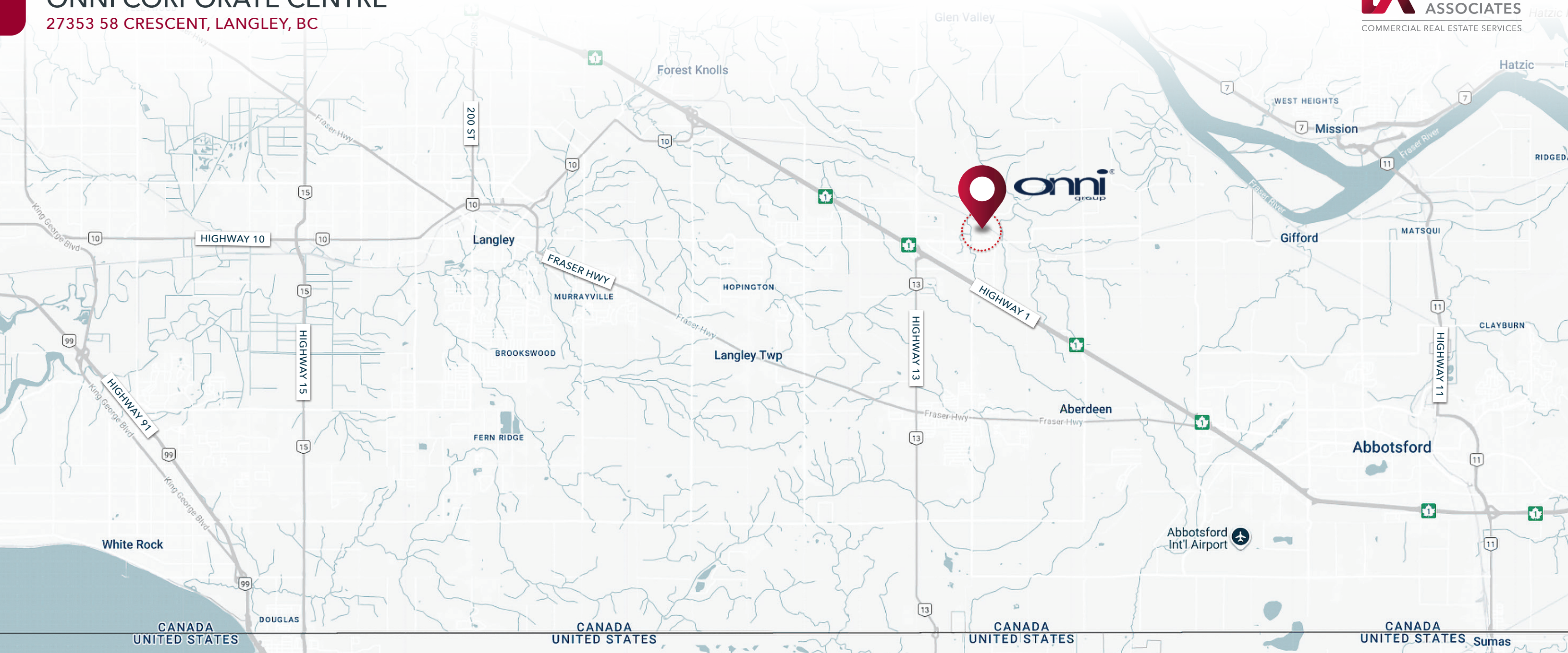


Site Plan



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Location Overview

Onni Corporate Centre is located in Gloucester Industrial Estates, a master-planned business park in Langley with modern facilities and established national and international occupiers. Strategically located minutes from Highway 1 (200 Street Interchange) and within close proximity to the Canada/US Border and Abbotsford International Airport, the property offers seamless connectivity for regional, national, and cross-border distribution of goods. In addition, this location draws a strong labour pool from Langley, Abbotsford, Surrey, and Aldergrove.

Drive Times

 Highway 13 4 min 2.6 km	 Abbotsford Int'l Airport 16 min 16.9 km	 Golden Ears Bridge 18 min 20.6 km
 Trans-Canada Highway 4 min 2.9 km	 Highway 17 16 min 22.5 km	 Port Mann Bridge 29 min 29.6 km
 Canada/U.S. Border 16 min 14.1 km	 Highway 10 18 min 18.6 km	 Fraser Surrey Docks 30 min 39.6 km

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