

For Lease | Industrial



UNITS 101, 104-106, 204, 205

27090 Gloucester Way

Langley, BC

NEW INTRODUCTORY RATE STARTING AT \$16.50 PSF



AVAILABILITIES RANGING FROM 2,962 SF – 11,083 SF

Contact

Daniel McGauley
Personal Real Estate Corporation
Senior Vice President
Integrated Industrial & Logistics
604 662 5186
daniel.mcgauley@cbre.com

Justin Fisher
Personal Real Estate Corporation
Vice President
Integrated Industrial & Logistics
604 662 5150
justin.fisher@cbre.com

Shaun Bucke
Senior Associate
Integrated Industrial & Logistics
604 662 5121
shaun.bucke@cbre.com

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The Opportunity

The Integrated Industrial & Logistics Group of CBRE Limited, in partnership with Onni Group, is pleased to present 27090 Gloucester Way—an exceptional industrial offering featuring flexible small-bay leasing options tailored to diverse operational needs. Each unit is thoughtfully designed with dock and grade-level loading, modern office improvements, and 26-foot clear ceiling heights to support efficient workflows. Tenants benefit from 3-phase electrical service and an ESFR sprinkler system, delivering both functionality and safety in a high-performance industrial environment.

Asking Lease Rate

Contact Listing Agents

Additional Rent

\$4.55 PSF (2025 est.), plus management fee
(7% of basic rent)

Features

- + **Loading**
1 dock and 1 grade loading door per bay
- + **Office Space**
Front office, well appointed in each unit
- + **Ceiling Height**
26' clear
- + **Electrical Service**
3-phase electrical service
- + **Sprinklers**
ESFR sprinkler system
- + **Parking**
Ample on-site parking
- + **Maneuvering**
Excellent truck maneuvering area
- + **Interiors**
Extensive glazing and windows
- + **Landscape**
Fully landscaped entrance ways



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Property Details

UNIT 101
2,962 SF
VACANT AS OF OCTOBER 1, 2026

UNIT 104-106*
11,083 SF
VACANT AS OF OCTOBER 1, 2026
*UNIT 106 - 3,694 SF can be leased separately.

UNIT 204
4,228 SF
AVAILABLE IMMEDIATELY

UNIT 205
4,228 SF
VACANT AS OF OCTOBER 1, 2026

M-2A
General Industrial Zone

Parking
Ample Parking Available

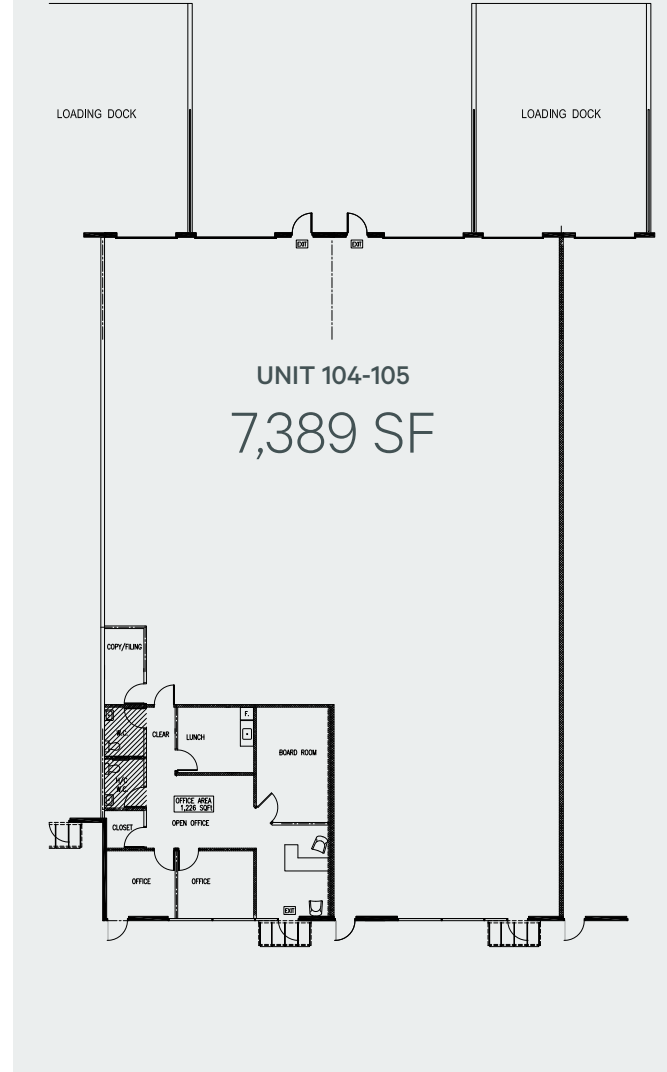
FLOOR PLANS NOT TO SCALE

Building A

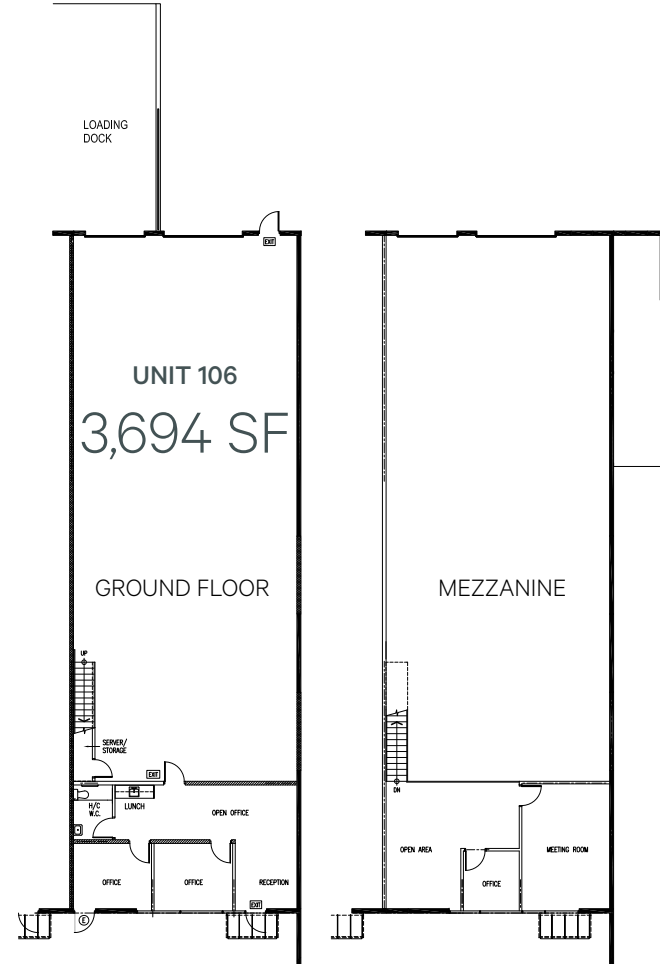
UNIT 101



UNIT 104 + 105

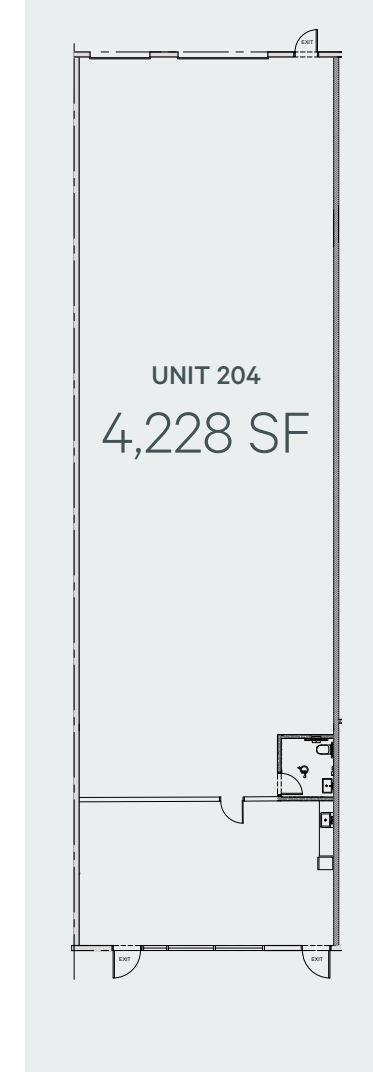


UNIT 106



Building B

UNIT 204



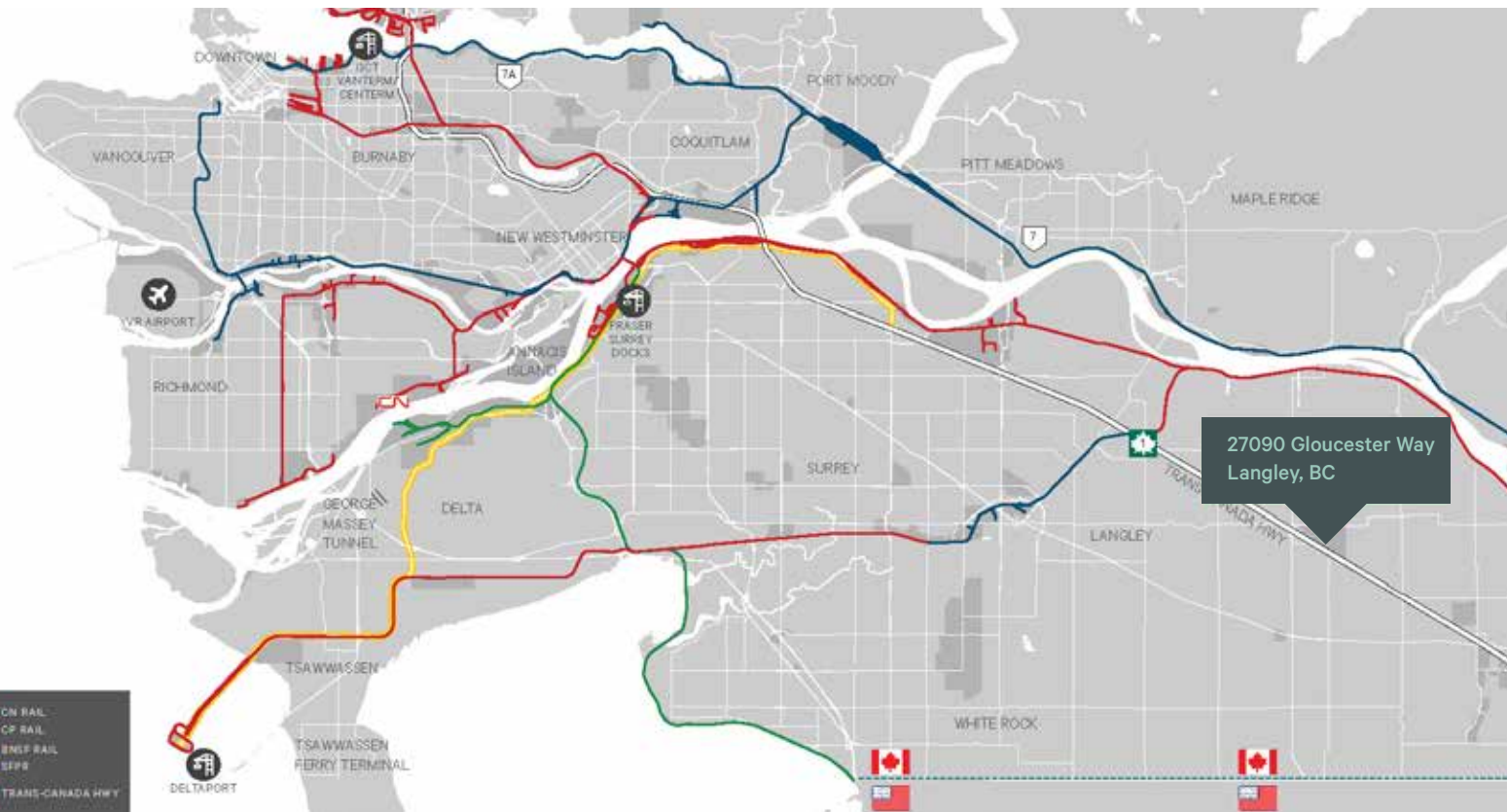
UNIT 205



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27090 Gloucester Way, Langley, BC

Located in the heart of Langley's Gloucester Way Business Centre, a master-planned industrial park with over 5 million SF of inventory and design guidelines that preserve the professional image of the area. 27090 Gloucester Way is conveniently situated just minutes from the Trans-Canada Highway, Gloucester Way and 271st Street intersection, with easy access to Highway 1 via 264th Street interchange.



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