

For Lease | Industrial

onni<sup>®</sup>  
group + CBRE

UNIT 201 - 204

# 27090 Gloucester Way

Langley, BC

3,979 - 17,195 SF small-bay leasing opportunities ideal for a wide range of industrial uses requiring both dock and grade-level loading



## 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

## For Lease | Industrial

201-204 27090 Gloucester Way  
Langley, BC

## 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.

### Area Breakdown

Unit 201	3,979 SF
Unit 202	4,200 SF
Unit 203*	4,816 SF
* 2,420 SF Warehouse + 616 SF 2nd Floor	
Unit 204	4,200 SF
<b>Total</b>	<b>17,195 SF</b>

*Contiguous Lease Opportunity, option to combine adjacent units for a larger contiguous space, subject to availability and landlord approval.*

## 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**  
125 amp, 347/600-volt, 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



## Property Details

17,195 SF

Total Combined

12

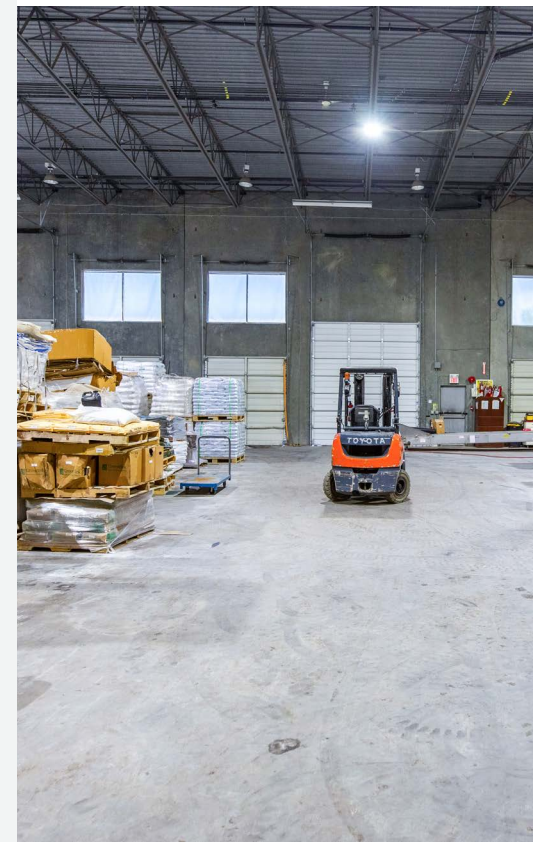
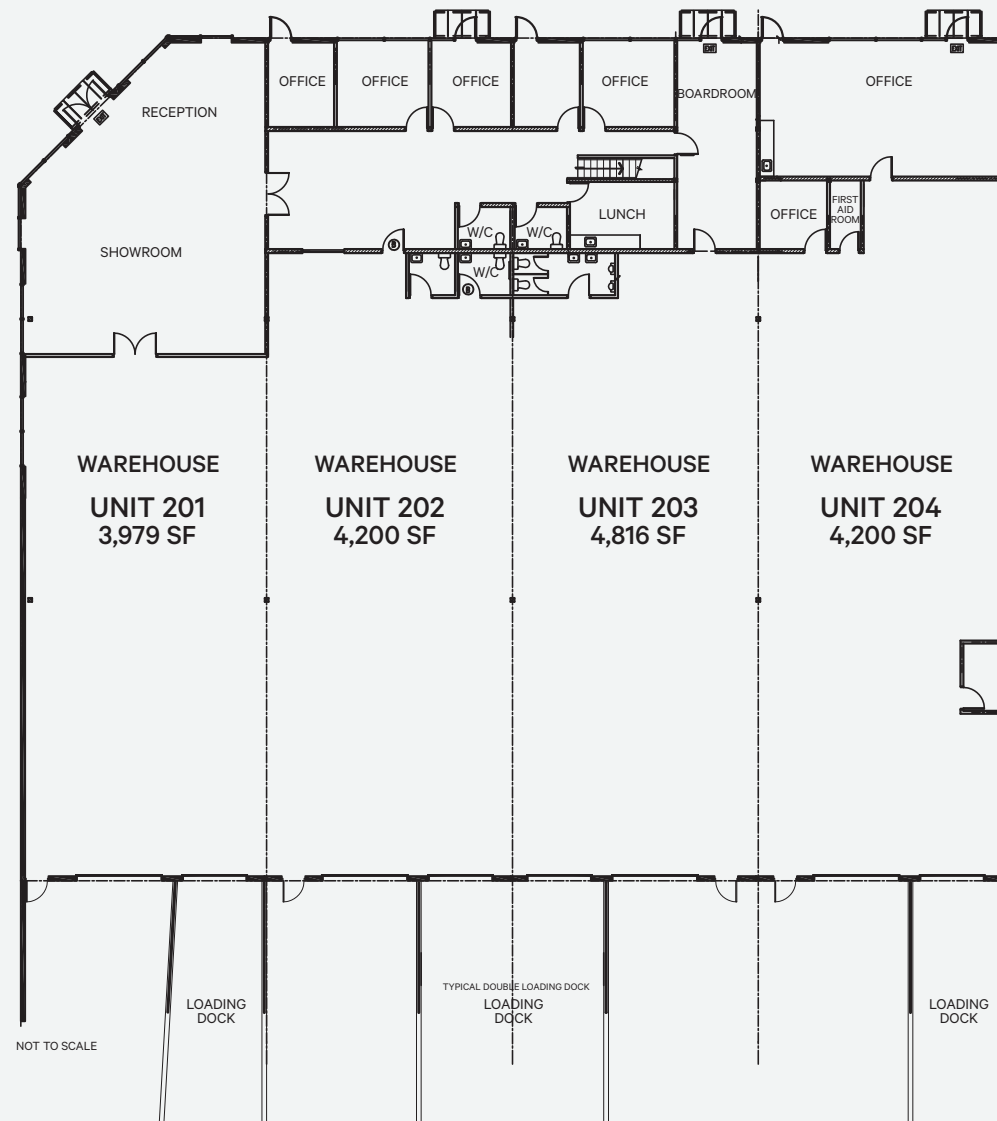
Zoning (General Industrial)

Immediately

Available

Parking

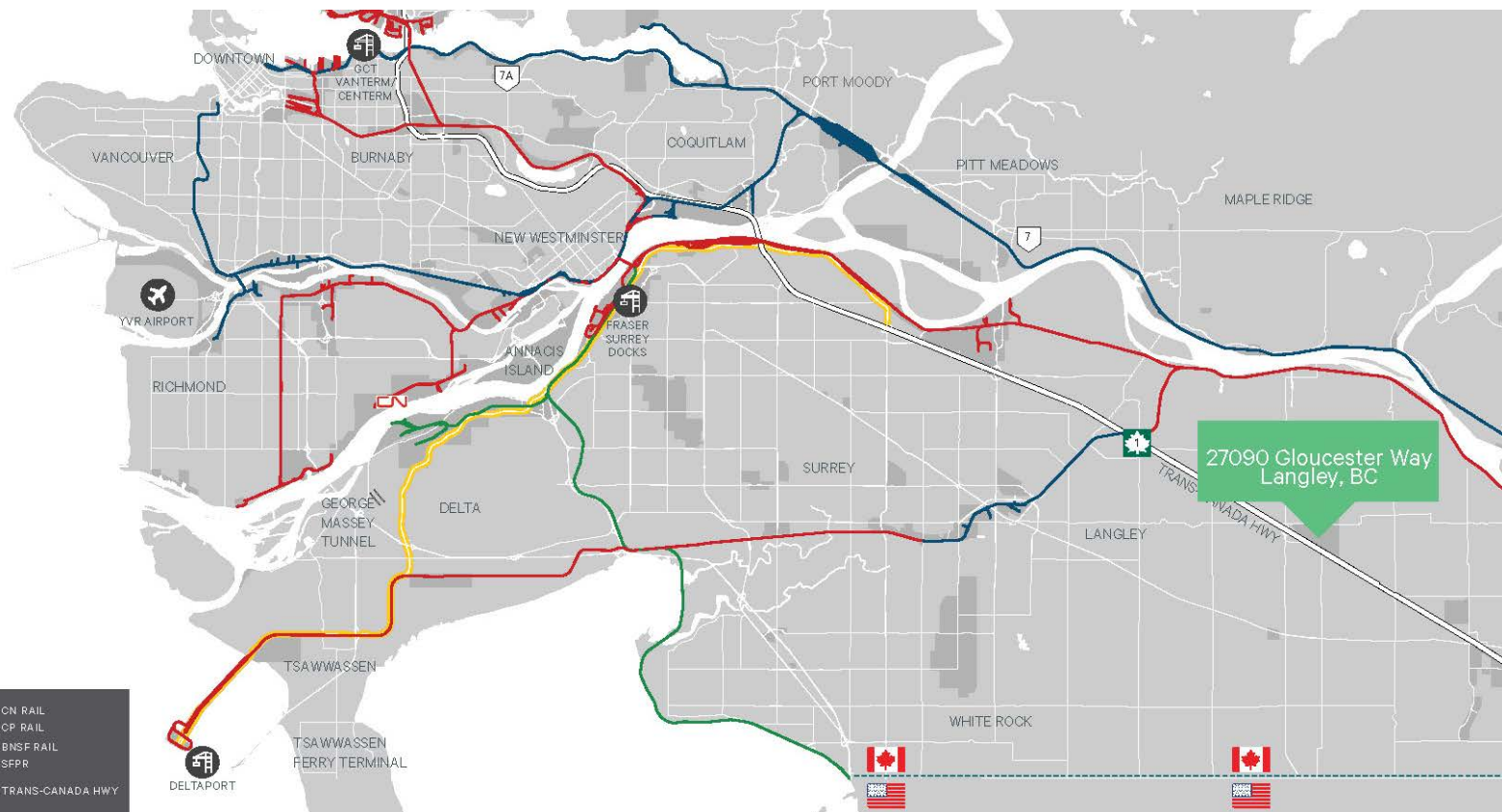
Ample Parking Available



# For Lease | Industrial

201-204 27090 Gloucester Way  
Langley, BC

Located in the heart of Langley's Gloucester Industrial Estates, 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.



## 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