

FOR LEASE

INDUSTRIAL

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



27353 58 CRESCENT, LANGLEY, BC
6,360 TO 44,520 SF AVAILABLE

onni
group

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

Rajan Hundal BA, DULE
Associate | Industrial
D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com

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 Coporate 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.

Unit 208 is available for occupancy February 1, 2026 and unit 209-214 are available April 1, 2026.

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

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](#)).



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

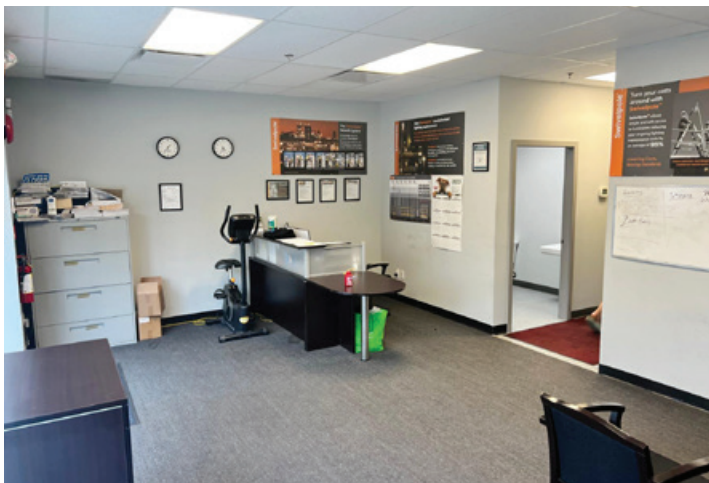
Heavy 3-phase electrical service



FLOOR LOAD

Heavy duty concrete slab engineered for industrial grade racking and equipment





Available Units

UNIT	OFFICE	WAREHOUSE	TOTAL	LOADING	AVAILABILITY
208	553 SF	5,807 SF	6,360 SF	1 dock, 1 grade	February 2026
209		6,360 SF	6,360 SF	1 dock, 1 grade	April 2026
210		6,360 SF	6,360 SF	1 dock, 1 grade	April 2026
211	144 SF	6,216 SF	6,360 SF	1 dock, 1 grade	April 2026
212	308 SF	6,052 SF	6,360 SF	1 dock, 1 grade	April 2026
213		6,360 SF	6,360 SF	1 dock, 1 grade	April 2026
214		6,360 SF	6,360 SF	1 dock, 1 grade	April 2026
Total	1,005 SF	43,514 SF	44,520 SF	7 dock, 7 grade	

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

Basic Lease Rate

Contact brokers

Additional Rent (2025 Estimate)

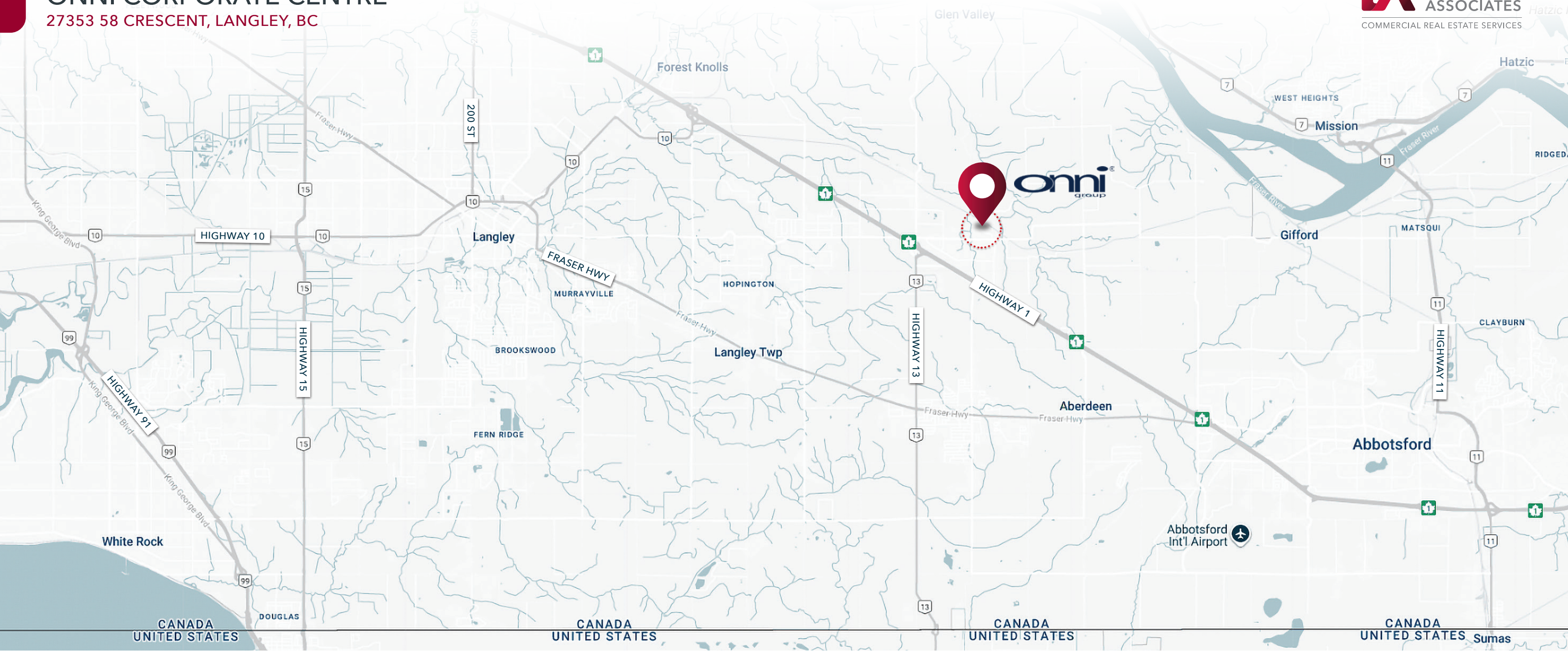
\$4.26 plus management fee and GST

Site Plan



ONNI CORPORATE CENTRE

27353 58 CRESCENT, LANGLEY, BC



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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475 West Georgia Street, Suite 800 | Vancouver, BC V6B 4M9 | 604.684.7117 | leevancouver.com

