

# FOR LEASE

INDUSTRIAL

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**27353 58 CRESCENT, LANGLEY, BC**  
**6,360 TO 44,520 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.

Unit 208 is available for occupancy immediately 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



### LOADING

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



### CONSTRUCTION

High quality concrete tilt-up panels with modern façade treatments



### POWER

Heavy 3-phase electrical service



### SPRINKLER SYSTEM

ESFR



### FLOOR LOAD

Heavy duty concrete slab engineered for industrial grade racking and equipment



### PARKING

On-site surface parking for staff and visitors





**Available Units**

UNIT	OFFICE	WAREHOUSE	TOTAL	LOADING	AVAILABILITY
208	553 SF	5,807 SF	6,360 SF	1 dock, 1 grade	Immediately
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
<b>Total</b>	<b>1,005 SF</b>	<b>43,514 SF</b>	<b>44,520 SF</b>	<b>7 dock, 7 grade</b>	

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

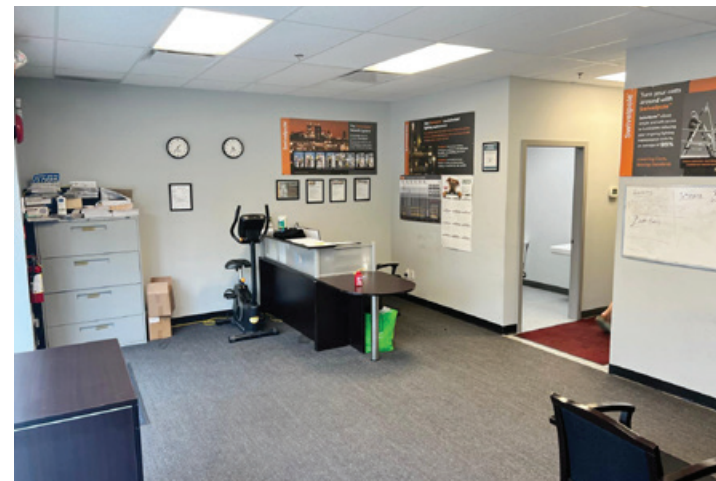
**Basic Lease Rate**

Contact brokers

**Additional Rent\*\***

\$4.26 per sq ft plus Management Fee and GST

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

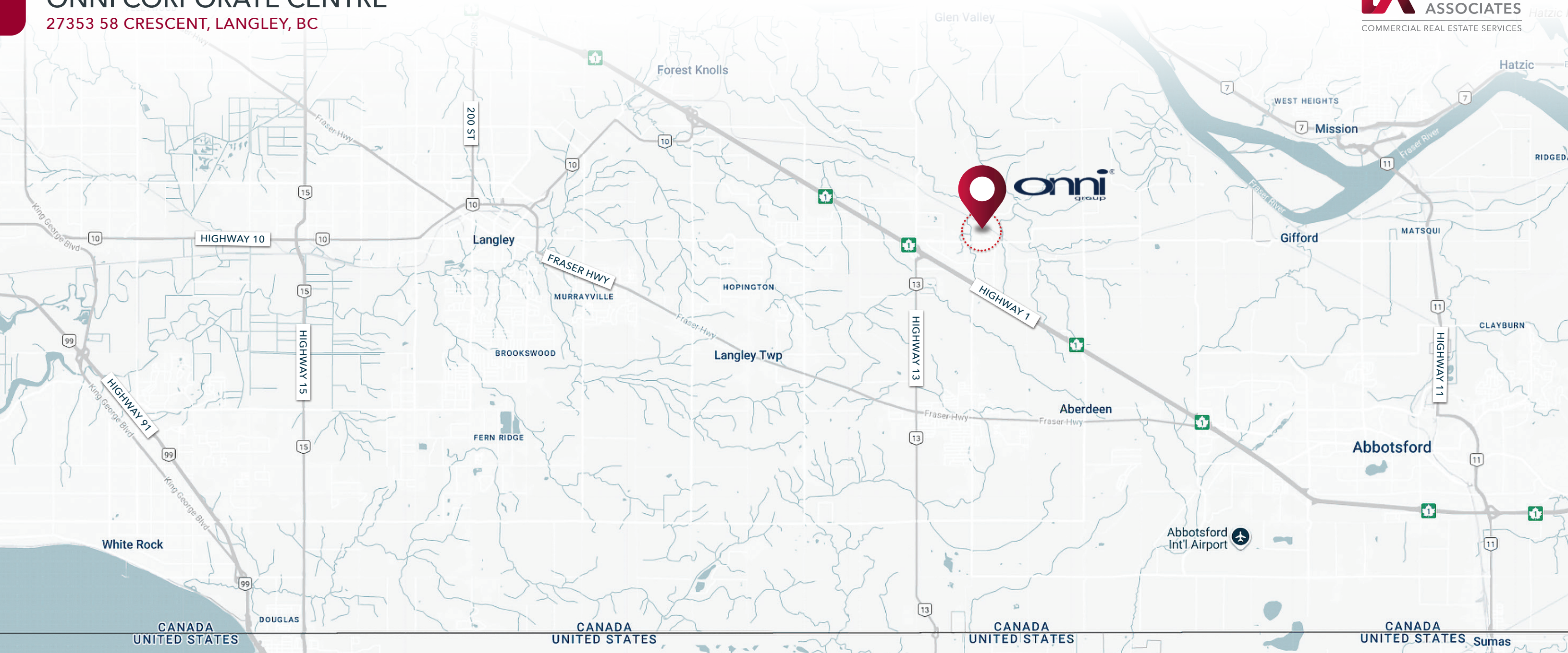


**Site Plan**



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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

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

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