



# ONNI CORPORATE CENTRE AT GLOUCESTER

## 27353 - 58TH CRESCENT

LANGLEY, BRITISH COLUMBIA

### FOR LEASE

SPACE AVAILABLE FROM 6,124 SF TO 105,143 SF

**AVAILABLE SPACE:** Building A 6,388 sq.ft. - 12,776 sq.ft.  
Building B 6,160 sq.ft. - 105,160 sq.ft.

**LEASE RATE:** From \$7.50 per sq.ft., triple net (shell rate)

**OPERATING EXPENSES (EST.):** Approx. \$2.95 per sq.ft.

**AVAILABLE:** Immediately

**ZONING:** M-3 (Heavy Industrial) allowing for a wide variety of uses including distribution and manufacturing

**LOCATION:** Situated in the heart of Gloucester Industrial Estates the subject property is located just north of 56th Avenue and east of 272nd Avenue on 58th Crescent. Gloucester Industrial Estates is a well established industrial park, home to major firms including General Motors, Weyerhaeuser Canada, Freybe Sausage, Cintas, Taiga, and Overwaitea Foods. This location offers excellent access to Highway #1 and is 50 minutes from downtown Vancouver, 55 minutes from the Vancouver International Airport (YVR), 25 minutes from the Surrey (Fraser) docks, and just 25 minutes from the US border.

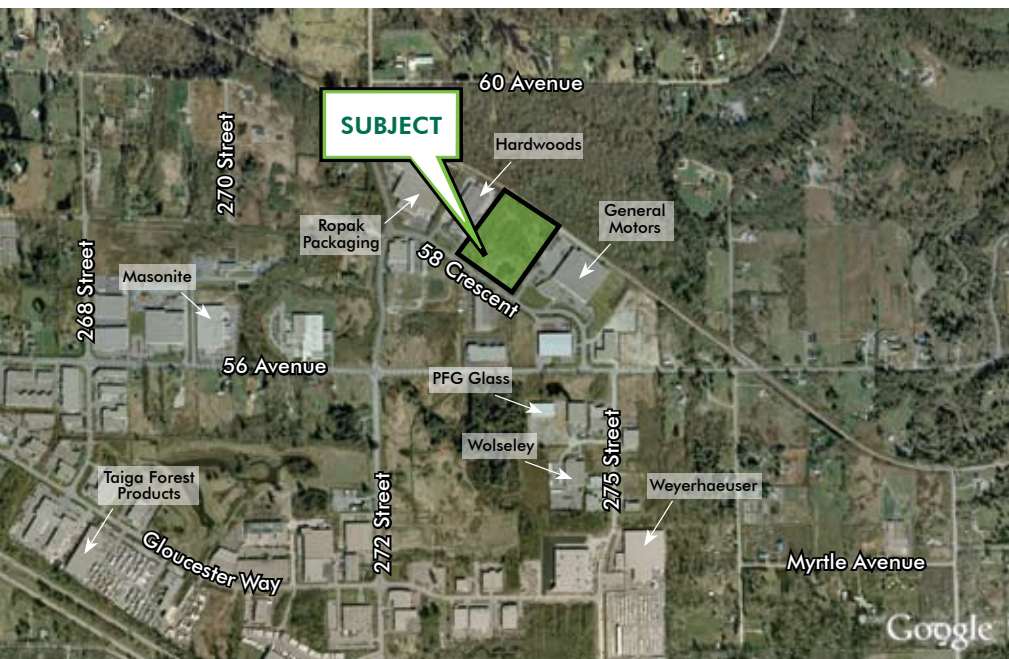
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27353 - 58TH CRESCENT LANGLEY, BRITISH COLUMBIA

### BUILDING FEATURES

- :: Quality concrete construction; professional design and landscaping.
- :: BC Hydro High Performance Building Program Participant.
- :: 26' clear ceiling height.
- :: 1 dock and 1 grade loading door per unit.
- :: Newest construction in Gloucester.
- :: ESFR sprinkler system.
- :: Ample parking, truck loading and truck turning.
- :: 3-phase electrical power.
- :: Offices built-to-suit.
- :: Central location in Fraser Valley; property in close proximity to Highway #1, 264th Street and 200th Street interchange.

### ABOUT THE DEVELOPERS

The Onni Group of Companies is a family owned Vancouver based company with over 35 years of development experience. The Onni Group is an award winning firm that has developed and owns over three million square feet of retail, office and industrial property throughout Metro Vancouver.

Recent industrial developments include:

- :: Gloucester Way Business Centre, a 95,000 square foot facility that was a finalist for Industrial Development for the Year
- :: Onni Corporate Centre at Campbell Heights, a 110,000 square foot multi-tenant warehouse development

**For more information, please visit [www.onni.com](http://www.onni.com).**

### BUILDING SITE PLAN



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