

# FOR LEASE



## GLOUCESTER INDUSTRIAL ESTATES

UNITS 209 - 214 | 27353 58th Crescent, Langley, BC

AVAILABLE NOW | UP TO 38,275 SF OF INDUSTRIAL WAREHOUSE  
WITH OFFICE, AND DOCK AND GRADE LOADING

### FOR LEASING INQUIRIES:

PETER MCFETRIDGE, Leasing Manager  
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[ONNI.COM](http://ONNI.COM)

# EXECUTIVE SUMMARY

Units 209-214

Unit 209-214  
Warehouse: 36,975 SF  
Ground Floor Office: approx. 1,300 SF

Availability Date

Unit 209-214:  
Available Now

Zoning

M-3 (general industrial) allowing for a variety of industrial, distribution and general service uses.

Base Rent

\$11.95 per SF

Additional Rent

2021 Estimate: CAC: \$.47, PTAX: \$1.74, plus management fee



## LOCATION

27353 58th Crescent is located in Gloucester Industrial Estates, a master-planned industrial community, conveniently located at the Trans-Canada Highway and 264th Street Interchange in Langley, BC.

## PROPERTY FEATURES



26' ceilings



Office build out available



ESFR sprinklers



One (1) dock loading per unit



3-phase power



One (1) grade loading per unit

## SITE PLAN

Units 209-214



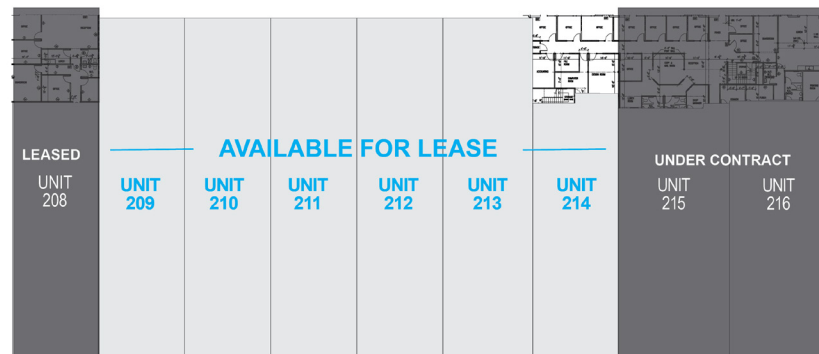
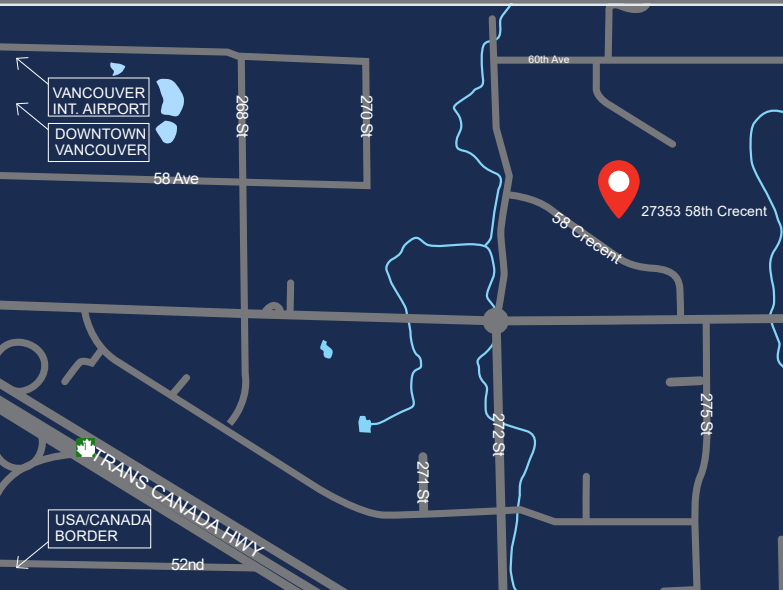
50 MINS TO VANCOUVER INT. AIRPORT



40 MINS TO DOWNTOWN VANCOUVER



35 MINS TO USA/CANADA BORDER



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Developer reserves the right to make modifications to floorplans, project design, materials, features and specifications without notification. All maps, renderings and illustrations reflect the artist's interpretation of the project only and may differ from the final product. E. & O. E.