



Unit 5 - 27250 58th Crescent | Langley, BC

FOR LEASE | Office/Warehouse

- ▶ Strata warehouse with professionally-finished offices
- ▶ Easy access to Highway 1 and 264th Street in Gloucester Industrial Estates
- ▶ Heavy Industrial Zoning
- ▶ Gross Rent: \$6,174.35/mth + GST



VALLEY COMMERCIAL TEAM

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Unit 5 - 27250 58th Crescent

Langley, BC



Property Information

Property Location:	Easy access to Highway 1 and 264 th Street in Gloucester Industrial Estates.						
Property Description:	Strata warehouse with finished offices located in Gloucester Industrial Park. Three private offices, open work area, kitchenette, mezzanine and two washrooms (one with a shower).						
Zoning:	M-3 - Heavy Industrial						
Area:	<table><tr><td>Warehouse</td><td>1,168 SF</td></tr><tr><td>Office</td><td>1,774 SF</td></tr><tr><td>Total:</td><td>3,342 SF</td></tr></table>	Warehouse	1,168 SF	Office	1,774 SF	Total:	3,342 SF
Warehouse	1,168 SF						
Office	1,774 SF						
Total:	3,342 SF						
Power:	3-phase/220 Volt						
Loading:	1 front overhead grade-level door						
Year Built:	2000						
Strata Fees:	\$383/month						
Availability:	Immediate						
Basic Rent:	\$18.00/SF						
Additional Rent:	\$4.17/SF (2025 est.)						
Gross Rent:	\$6,174.35/month + GST						



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