

FOR LEASE

27265 GLOUCESTER WAY

Langley, BC

Freestanding warehouse and office facility with grade loading in Langley's Gloucester Industrial Estates.



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Property summary

AVAILABLE AREA*

Warehouse	8,766 sf
Office	1,600 sf
2nd floor storage	1,500 sf
Total	11,866 sf

*Area to be measured and confirmed by the tenant

ZONING

M-2A (General Industrial) permits a wide range of industrial uses, including but not limited to warehouse, distribution, manufacturing, building supply and accessory office.

LEASE RATE

Please contact listing agents

ADDITIONAL RENT

\$6.00

Plus 3% management fee on base rent

AVAILABILITY DATE

With 6 months' notice as of December 1, 2025

Opportunity

27265 Gloucester Way features an exceptional opportunity to lease up to 11,866 sf of warehouse and office facility in Langley's Gloucester Industrial Estates. This high-quality building offers premium warehouse specifications and well improved office space in one of Metro Vancouver's most desirable industrial submarkets.

Location

The subject property is located in Gloucester Industrial Estates area in the Township of Langley- Metro Vancouver's premier industrial park with over 5 million square feet of industrial inventory, providing convenient access to both the United States border crossing (15 minutes) and all other Metro Vancouver regions. The Property lies just south of 56 Avenue and just north of Gloucester Way, and benefits from the immediate access to Highway #1 and Highway 13 (264 St) with direct access to the U.S. border crossing, and excellent access to all areas of the Lower Mainland.

Deltaport is a 50 minute drive to the west, along with Vancouver International Airport (YVR) 55 minutes west. Within a few minutes' drive of the property you find, gas stations, cafés, restaurants, hotels, along with a host of other logistic and industrial facilities.

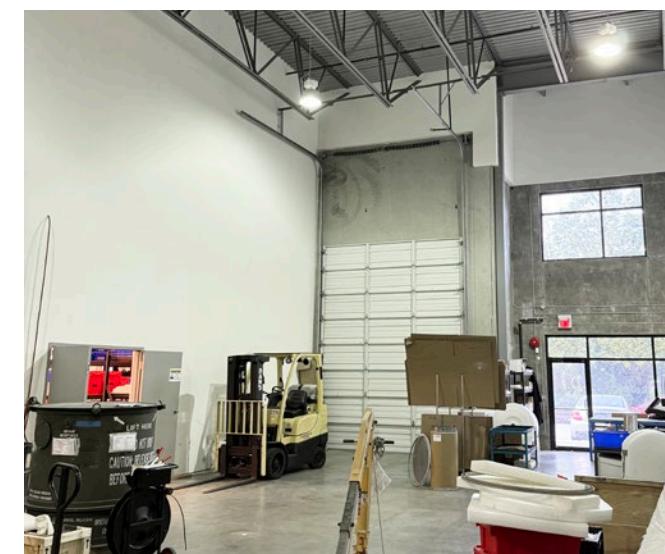
Warehouse features

- 25' clear ceiling height in the warehouse
- Four (4) grade level loading doors (12' x 16')
- Heavy 3-phase electrical service
- ESFR sprinklers
- LED lighting
- Radiant heaters
- Exterior wall mounted pack lights
- Spacious male and female change rooms that include showers



Office features

- Ground floor is improved with a reception area, private offices, washrooms and meeting rooms
- HVAC and sprinkler system
- Second floor is forklift accessible and is currently laid out as storage, lunch room and gym
- 18 on-site parking stalls

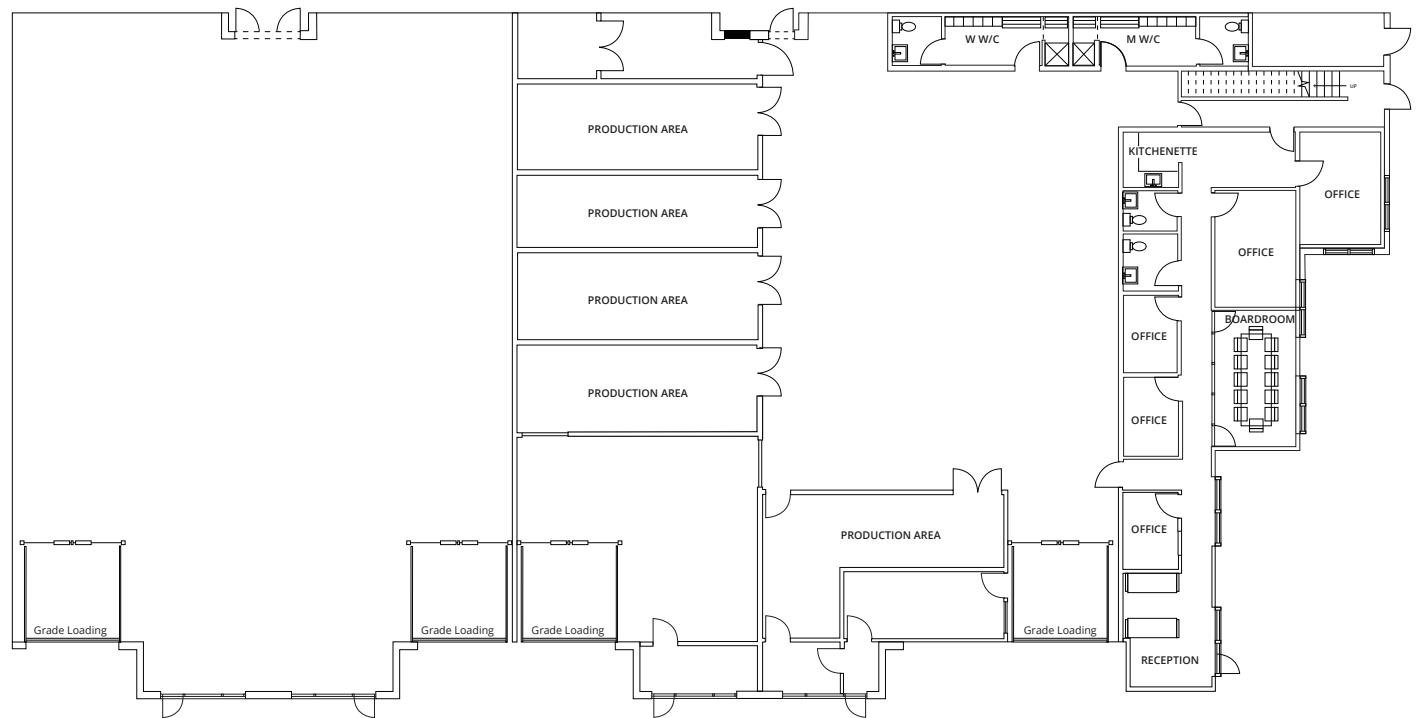


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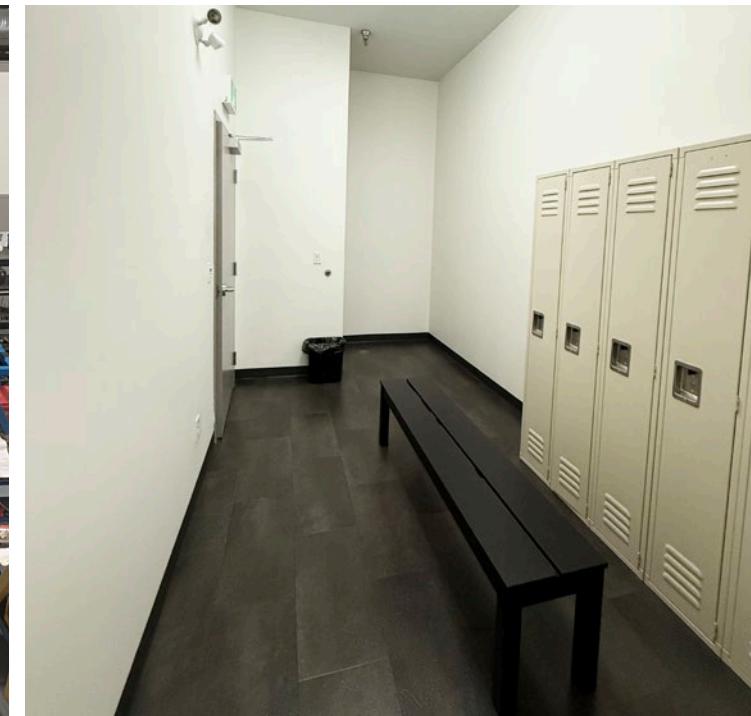
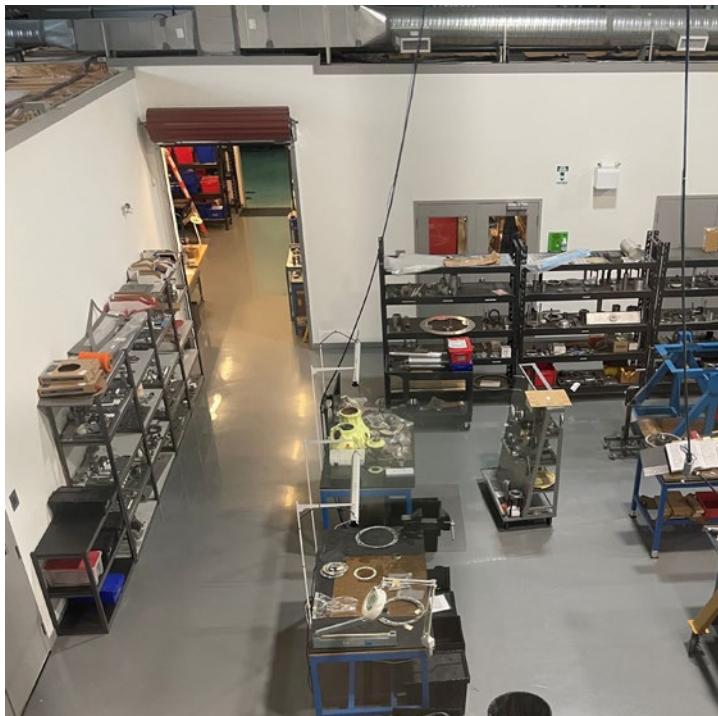
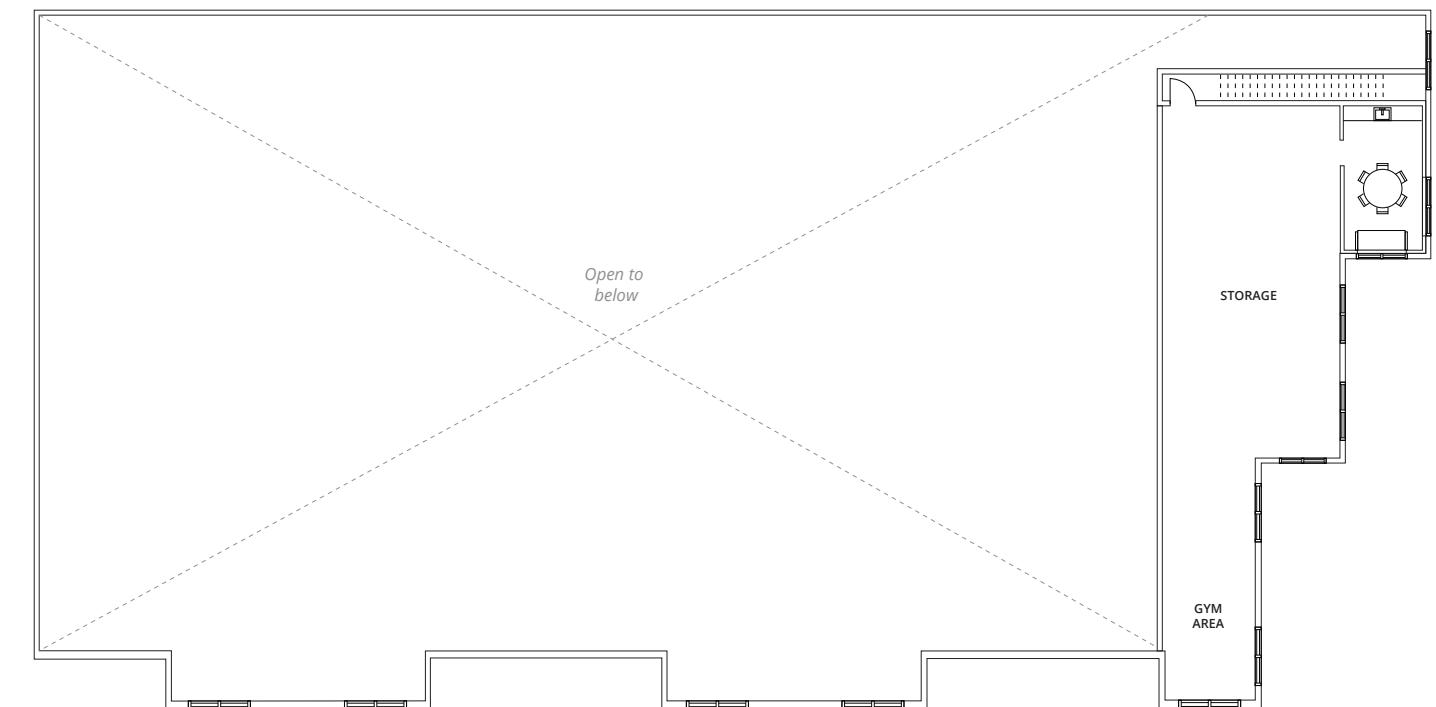
27265 Gloucester Way
Langley, BC

Floor plans

MAIN FLOOR WAREHOUSE & OFFICE



SECOND FLOOR STORAGE



Drive times

South Fraser Perimeter Road	15 minutes
Canada-US Border	15 minutes
Annacis Island	35 minutes

Downtown Container Terminals	50 minutes
Delta Port	50 minutes
Vancouver International Airport	55 minutes



Nearby amenities

- Comfort Inn & Suites
- Industrial Park Sandwich Works
- Colleen's Cafe
- Co-op Gas Bar
- Tim Hortons
- McDonalds
- Subway



Contact for more information

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