

For sublease

27475 58th Crescent, Langley, BC

Rail-served distribution facility with expansion land



27475 58th Crescent / Langley

Opportunity

27475 58th Crescent offers exceptional functionality for operations requiring a fully improved facility with direct rail access, an increasingly scarce asset in Metro Vancouver’s industrial market. In excellent condition throughout, the property features finished office space and a dedicated training centre, complemented by a gated loading court, trailer parking, and separated truck and passenger vehicle traffic flow for enhanced safety and efficiency.

Over 2 acres of excess land provides opportunity for building expansion or increased trailer and car parking capacity. The thoughtfully designed warehouse, enhanced by its strategic rail connectivity, accommodates distribution, manufacturing, warehousing, or logistics operations seeking operational excellence and multimodal transportation flexibility.



Building Features

OFFICE AREA

Fully improved with a blend of private offices & open work stations, a large board room, a cafeteria, and shot training rooms with roll up doors & fume extraction

DOCK LOADING

8 dock loading with hydraulic levelers, bumpers, seals, and canopy

GRADE LOADING

5 grade loading doors, one with scissor lift

CONSTRUCTION

Concrete tilt-up

RAIL DOOR

1 rail door with interior rail platform accommodating 3 rail cars

SITE SIZE

12 acres, with separate access points for passenger vehicles and trucks

TRAILER PARKING

21 trailer parking stalls

EXCESS LAND

Over 2 acres

CAR PARKING

140 car parking stalls

CEILING HEIGHT

32’ clear in warehouse

POWER

1,250 KVA 347/600V Transformer

SPRINKLERS

ESFR sprinklers

ZONING

M-2A/M-3 Industrial



Location

Situated in Gloucester Business Park, this property commands a strategic position along the Highway 1 industrial corridor, providing seamless connectivity to regional markets, Vancouver’s port facilities, and the US border crossing. This key Langley location delivers unmatched transportation efficiency for distribution, logistics, and manufacturing operations. The established business park environment provides professional infrastructure within one of British Columbia’s fastest-growing commercial markets.



Lease Rate:
Contact Listing Agents



Operating Costs:
\$5.13 PSF per annum (est. 2026)



Building Area:
Warehouse area: 132,000 SF
Office/training area: 30,000 SF
Total: 162,000 SF



Availability:
December 1, 2026
Sublease Term: Until November 29, 2029



Over 2.0 acres
of excess land



For more information, please contact:

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