



WEST SHORE BUSINESS PARK

4342 WEST SHORE PARKWAY

Rare opportunity to lease brand new industrial space in Langford

Unit sizes starting from
± 3,215 SF and up

**LOWER UNITS NOW AVAILABLE
FOR TENANT OCCUPANCY**

**UPPER UNITS COMPLETION
MARCH 2024**

Jeff Hassler
jeffh@williamwright.ca
250-590-5797

WILLIAM | WRIGHT

Commercial Real Estate Services



LEASING OPPORTUNITY

William Wright Commercial is pleased to present the opportunity to lease industrial space in Langford, BC. These units are located at West Shore Business Park, a light industrial strata project aimed to provide small and medium bay industrial space to many local and expanding businesses. The site is strategically located only minutes away from both Highway 1 and Sooke Road, allowing easy access and egress to and from all of Greater Victoria's major trade areas.

PROPERTY FEATURES

Unit Sizes: Starting from \pm 3,215 SF and up

Basic Rent: Starting from \$18/SF

Additional Rent: \$7/SF

4 parking stalls per unit

Lower Building: 26'4" warehouse ceiling height
Upper Building: 22'6" warehouse ceiling height

Electrical: 200 amp, 120/208V, 3-Phase

12' x 12' Grade level loading door

Enclosed second floor office space

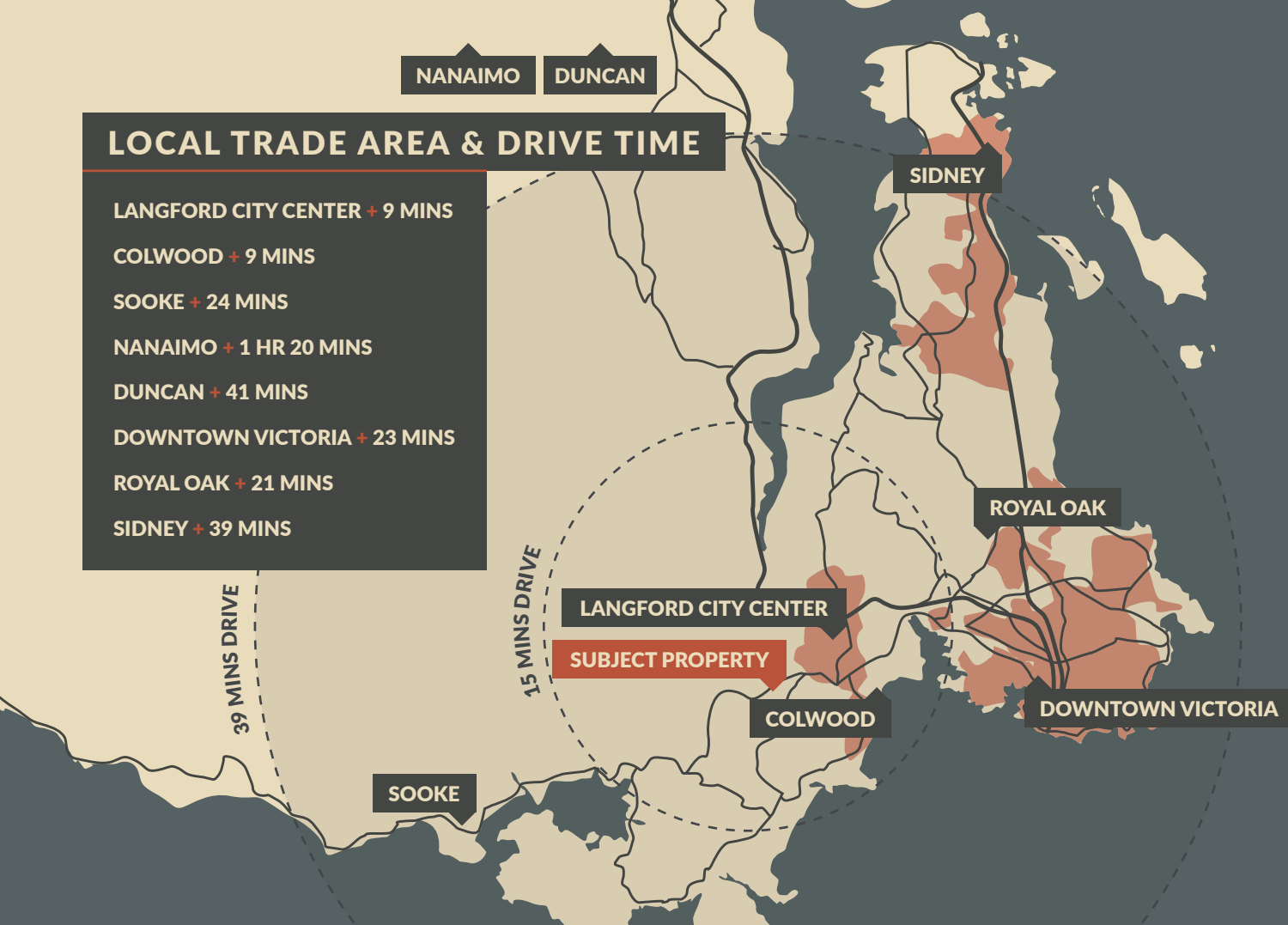
Excellent exposure on to West Shore Parkway

Sprinkler System

Separately metered utilities

Handicap accessible washroom on main floor





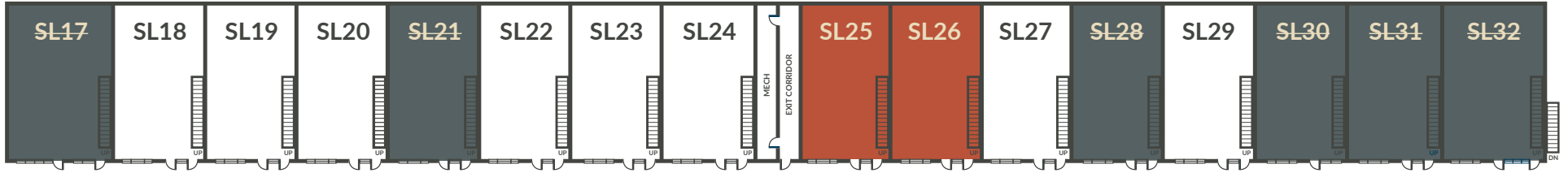
LANGFORD

The City of Langford is a bustling community nestled in the foothills of Mount Finlayson and continues to grow with new developments of all different asset classes. Langford is one of several West Shore municipalities and borders the District of Metchosin, the City of Colwood, the Town of View Royal, the District of Highlands, and the Juan de Fuca Electoral Area of the Capital Regional District (CRD). It is the commercial centre of the West Shore and features many of the amenities that neighbouring municipal residents seek. To become West Shore's business heart, Langford has attracted large retail and wholesale stores, light industrial companies, and dozens of small businesses. With a streamlined re-zoning process and ever-growing consumer market, Langford is the fastest growing city in Canada.

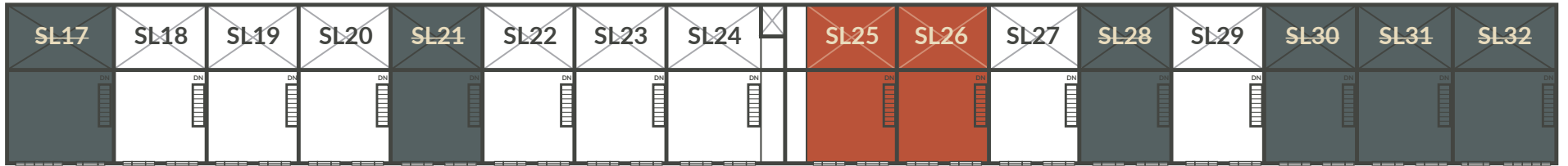


FLOORPLANS

WAREHOUSE LEVEL



OFFICE LEVEL



UPPER BUILDING

ALL UNITS INCLUDE A SET OF INTERNAL STAIRS

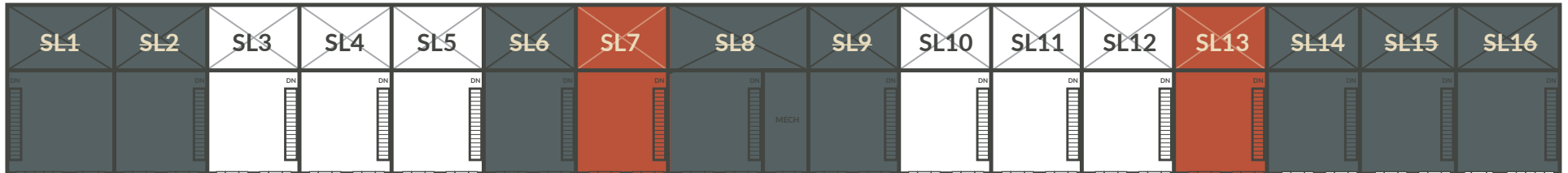
LOWER BUILDING

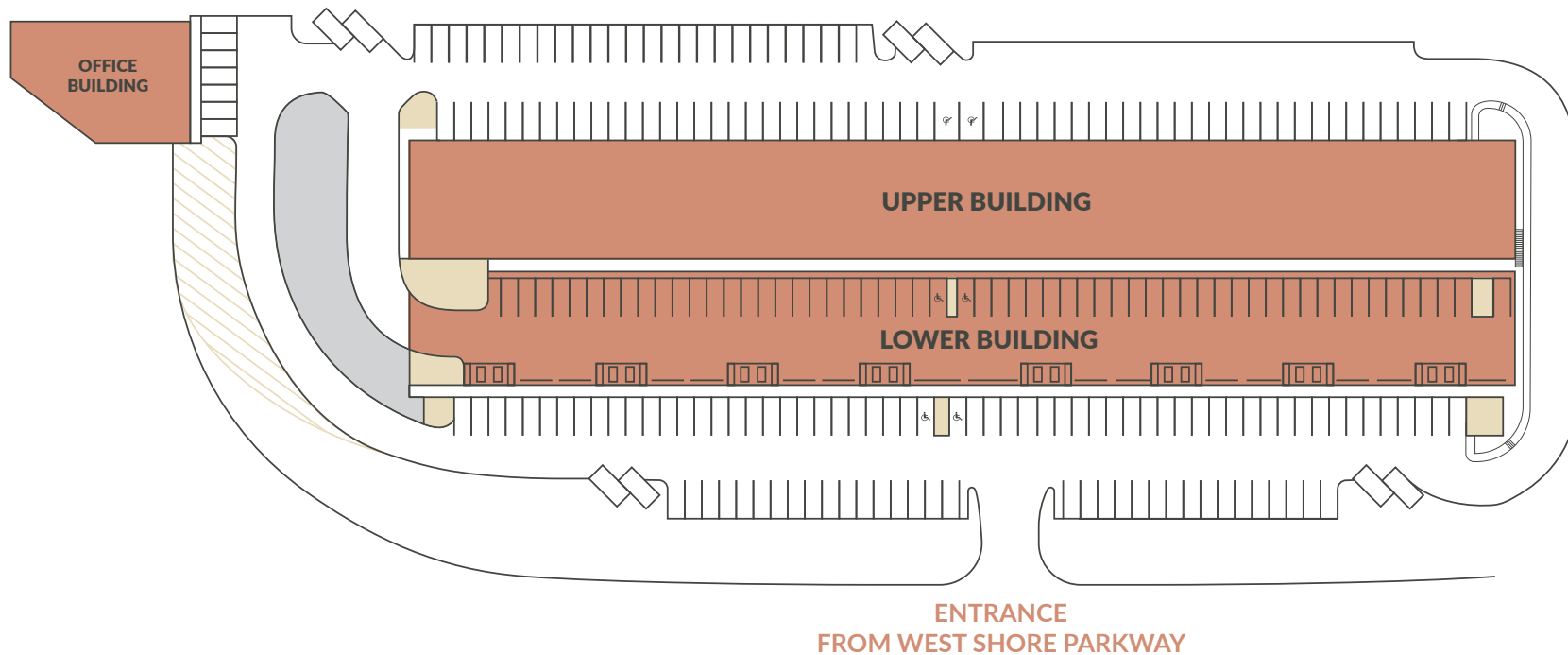
LEASED FOR LEASE UNAVAILABLE

WAREHOUSE LEVEL



OFFICE LEVEL





ZONING AND PERMITTED USES

The following uses and no others are permitted in the BP2A Zone:

- Accessory buildings and structures
- Accessory unenclosed storage
- Animal hospital, in enclosed buildings
- Automobile parts and accessories sale, installation, and repair facility
- Automobile rental and sale facility
- Automobile towing and storage facility
- Bakery
- Building and lumber supply store
- Business support service
- Car wash
- Carpentry shop
- Catering
- Commercial nursery and greenhouse
- Concrete plant
- Contractor service
- Crematorium
- Equipment sales, service, repair and rental facility, minor
- Film production studio
- Financial institution
- Financial institution, drive-through
- Fitness centre
- Garden centre and feed supply store
- Gasoline service station
- Group daycare
- Green energy and heat production
- Household equipment and appliance service and repair facility
- Industrial use, general
- Industrial use, light
- Mini-storage facility
- Medical Clinics and accessory related commercial use
- Office
- Recycling depot
- Recycling facility
- Rental of goods and equipment
- Research and development facility
- Restaurant
- Restaurant, drive-through
- Retail store, limited to a maximum of 25% of the gross floor area of the building which it is located
- Veterinary practice, in enclosed buildings
- Warehouse

LEASING

LEASE RATES STARTING FROM \$18/FT – FEBRUARY 2024

LOWER BUILDING			
UNIT	MAIN LEVEL	2ND/MEZZ	TOTAL FT
SL1	2,477	1,502	3,979
SL2	2,132	1,293	3,425
SL3	2,132	1,293	3,425
SL4	2,132	1,293	3,425
SL5	2,132	1,293	3,425
SL6	2,132	1,293	3,425
SL7	2,132	1,293	3,425
SL8	2,720	1,905	4,625
SL9	2,132	1,293	3,425
SL10	2,132	1,293	3,425
SL11	2,132	1,293	3,425
SL12	2,132	1,293	3,425
SL13	2,132	1,293	3,425
SL14	2,132	1,293	3,425
SL15	2,132	1,293	3,425
SL16	2,477	1,502	3,979

UPPER BUILDING			
UNIT	MAIN LEVEL	2ND/MEZZ	TOTAL FT
SL17	2,332	1,403	3,735
SL18	2,007	1,208	3,215
SL19	2,007	1,208	3,215
SL20	2,007	1,208	3,215
SL21	2,007	1,208	3,215
SL22	2,007	1,208	3,215
SL23	2,007	1,208	3,215
SL24	2,007	1,636	3,643
SL25	2,007	1,627	3,634
SL26	2,007	1,208	3,215
SL27	2,007	1,208	3,215
SL28	2,007	1,208	3,215
SL29	2,007	1,208	3,215
SL30	2,007	1,208	3,215
SL31	2,007	1,208	3,215
SL32	2,332	1,403	3,735

Specific units can be combined, contact listing agent for more information.

LEASED

FOR LEASE

UNAVAILABLE

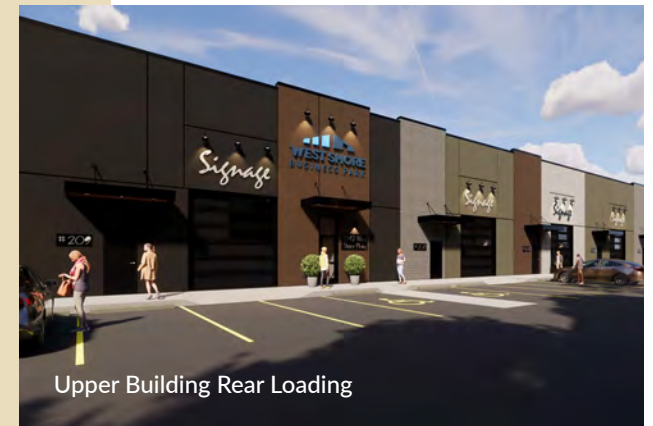
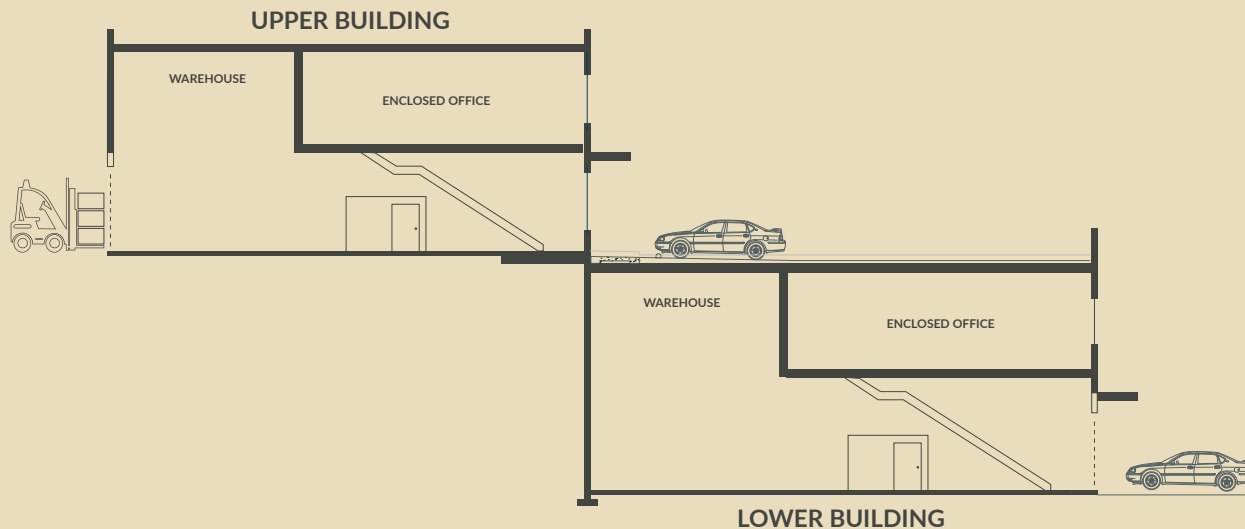
CEILING HEIGHT

LOWER BUILDING

- 26'4" clear span warehouse ceiling heights
- 11'4" 2nd floor ceiling heights
- 14' ceiling height under 2nd Floor

UPPER BUILDING

- 22'6" clear span warehouse ceiling heights
- 9'6" 2nd floor ceiling heights
- 12' ceiling height under 2nd Floor



AMENITIES

CONSTRUCTION

Tilt-up concrete construction & Precast Concrete Hollow-Core Floors by Eagle Builders.

BUILT OUT WASHROOM

Two piece washroom provided on ground floor of each strata unit with 10-gallon HW tank.

LOADING (12' x 12')

Lower Building: Grade loading to front of unit.
Upper Building: Grade loading at rear of the unit.

ELECTRICAL

Conduit provided for EV charging stations to each Strata Lot.

2ND FLOOR

Built-in mezzanine suitable for office space.

WAREHOUSE HEATING

Lower Building: Heat Pumps.
Upper Building: RTU HVAC Systems.

NATURAL GAS

Separately metered 1-inch natural gas service connection. Distribution of natural gas lines within the Strata Lot and consumption costs are the Buyer's responsibility.

FLOOR LOAD CAPACITY

250 LBS/SF

PARKING ALLOCATION

4 stalls per Strata Lot. (2 regular stalls and 2 stalls in front of loading bay).



WEST SHORE
BUSINESS PARK

WILLIAM | WRIGHT

Commercial Real Estate Services

Jeff Hassler
jeffh@williamwright.ca
250-590-5797

Victoria Office
843 Johnson Street
Victoria, BC V8W 0G3

This communication is not intended to cause or induce breach of an existing agency agreement. E&OE: All information contained herein is from sources deemed reliable, and have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

William Wright Commercial Real Estate Services and 945 Developments have prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services makes no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to, warranties of content, accuracy, completeness and reliability, and do not accept or assume any responsibility or liability, consequential or direct for the recipient's reliance upon the information. Any recipient / interested party should undertake their own appropriate and independent due diligence and inquiries as to the accuracy of the information, which is subject to errors, omissions, changes, including price, or withdrawal without notice.