



**WILLIAM | WRIGHT**  
Commercial Real Estate Services

**FOR LEASE**

**CORNERSTONE 1  
830 MCCALLUM ROAD  
LANGFORD**

Class A industrial flex space with retail exposure, nestled in the heart of Langford's busiest commercial node. Offering units ranging in size from +/- 3,776 - 17,818 SF.

**AVAILABLE NOW**

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## OPPORTUNITY

William Wright Commercial is pleased to present the rare opportunity to lease industrial flex warehouse space in Langford's busiest commercial node, with direct access off of Highway 1. The flexible MUE2 zoning provides for a wide range of uses, allowing an end user to take advantage of the warehouse, second floor office/flex work area, and retail frontage aspects of this opportunity. The property provides a high quality end product from an established developer, an unbeatable location, two entry points for each unit in a front door and an at-grade loading door, storefront signage exposure, dedicated parking stalls, and a number of other features which cater to a wide range of businesses.



## PROPERTY FEATURES

Unit Sizes: ± 3,776 - 17,818 SF

Basic Rent: Starting at \$21/SF

Additional Rent: \$8/SF (est.)

Parking: Refer to Unit Breakdown page

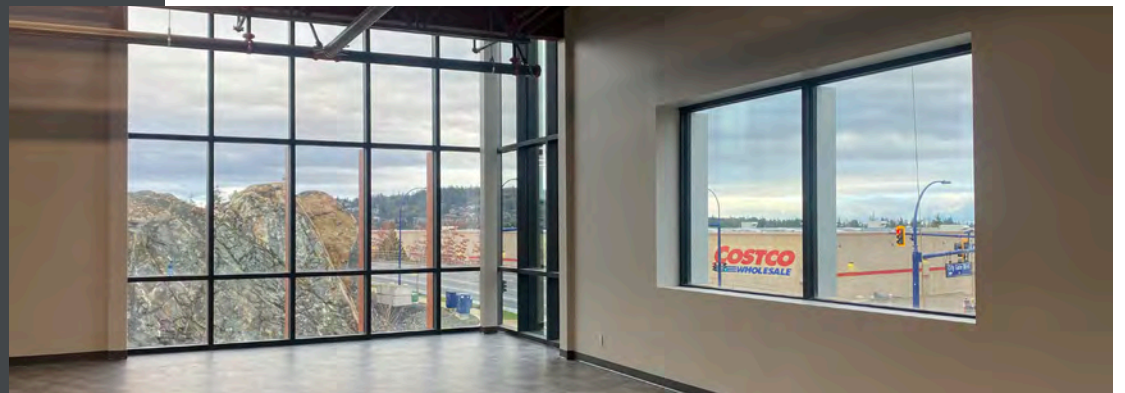
25' clear span warehouse ceiling height

12' x 10' Grade level loading door per strata unit

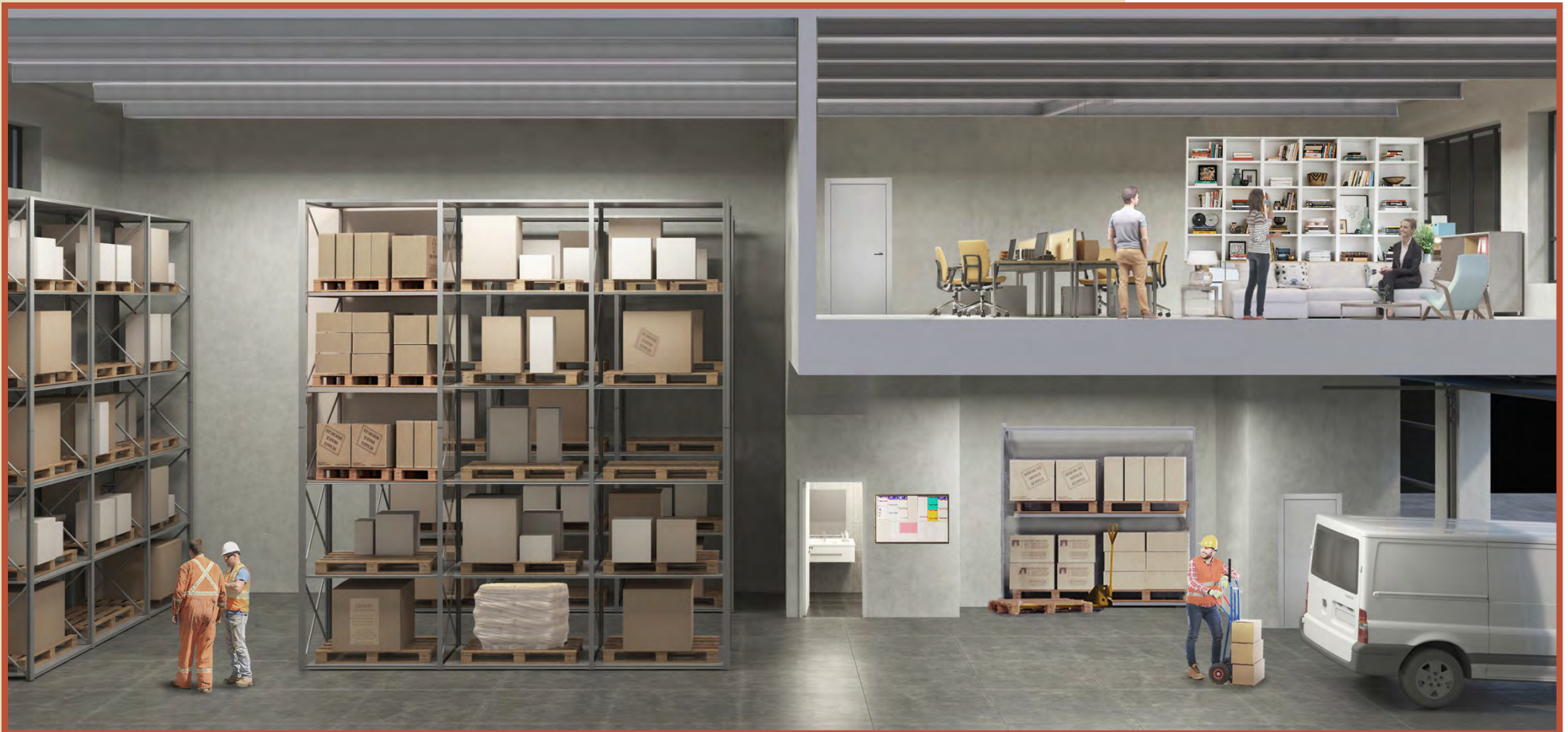
Enclosed second floor office / flex work space

Handicap accessible washroom on main floor (plumbing rough-in provided for 2nd floor level)

Contemporary storefront and extensive glazing



*Tenant Inducement package available, contact agent for details*



## AMENITIES

The following amenities are provided for each strata unit:

### CONSTRUCTION

Concrete foundation, painted tilt-up exterior concrete walls, steel roof structure, pre-finished thermally broken glazing systems.

### CEILING HEIGHT

25'0" clear span warehouse ceiling height, 12' clear span ceiling height from ground floor to underside of second floor.

### BUILT OUT WASHROOM

Two piece washroom provided on ground floor with HW tank. Additional plumbing rough-in provided for distribution to the second floor.

### ELECTRICAL

200 amp, 208/120 volt, three phase electrical panel.

### WAREHOUSE HEATING

Gas fired heater in warehouse.

### NATURAL GAS

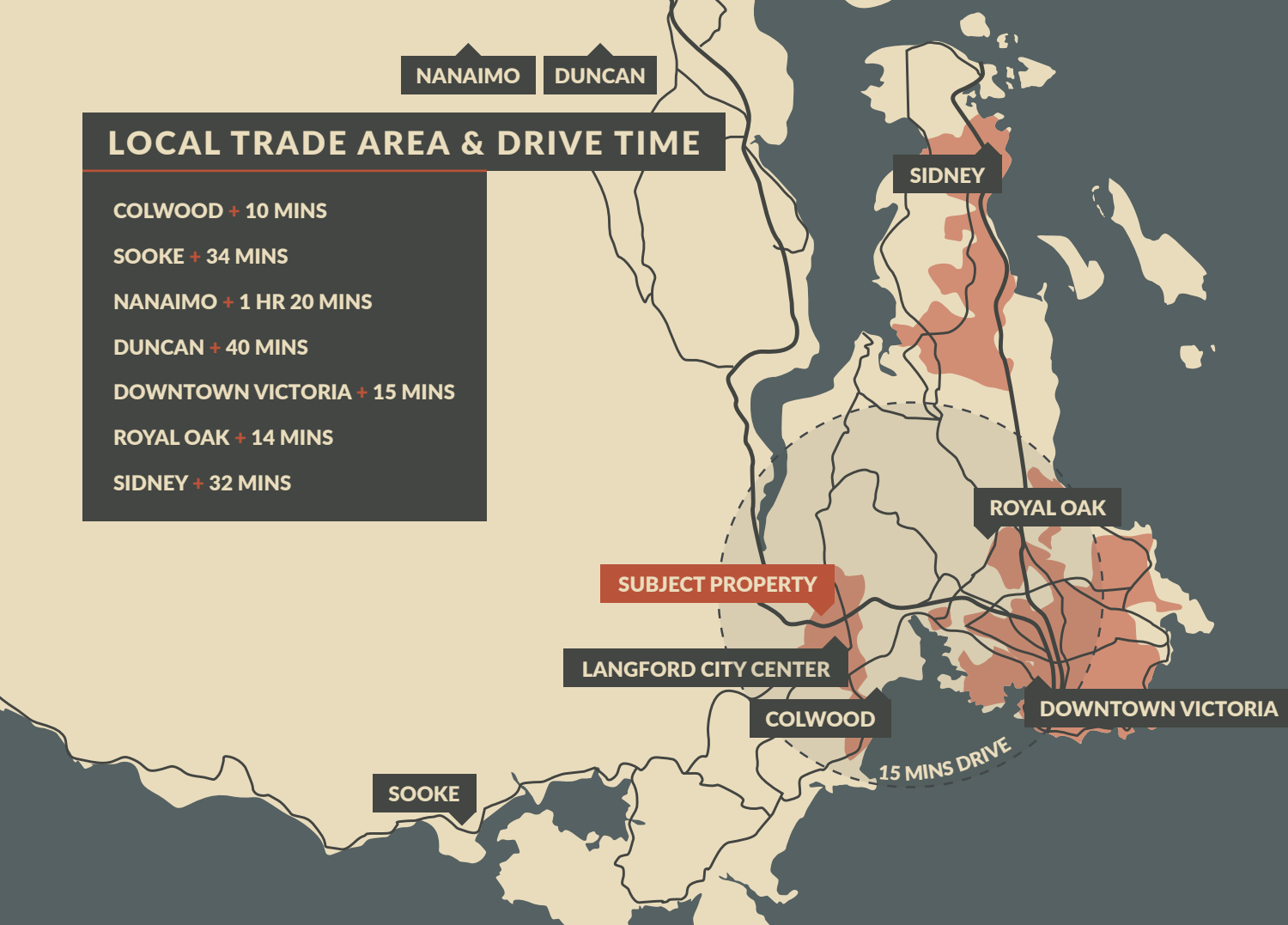
Capped connection to be provided in premise for future connection.

### FLOOR LOAD CAPACITY

300 LBS/SF.

### LED LIGHTING

Extensive motion sensed lighting installed in the warehouse.



### LANGFORD

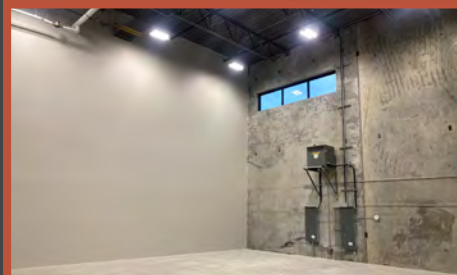
The property is centrally located in the heart of Langford and a stone's throw from the Trans-Canada Highway which provides ease of access to and from all areas of Langford and neighbouring trade areas. The strategic location makes for seamless access up island to Nanaimo and beyond, the Saanich Peninsula, Victoria proper, in addition to Sooke and Port Renfrew! The location is also anchored by an endless amount of complementary uses including but not limited to Costco, Save-On-Foods, Staples, Best Buy, Home Depot, Millstream Village Shopping Centre, Walmart, Starbucks, Tim Hortons, and the Four Points by Sheraton, to name a few.



Situated in the heart of a bustling city, this building enjoys prime visibility and accessibility. It is ideally located off of the Trans-Canada highway and near multiple prominent landmarks, the provided map highlights the prominent amenities in the surrounding area.

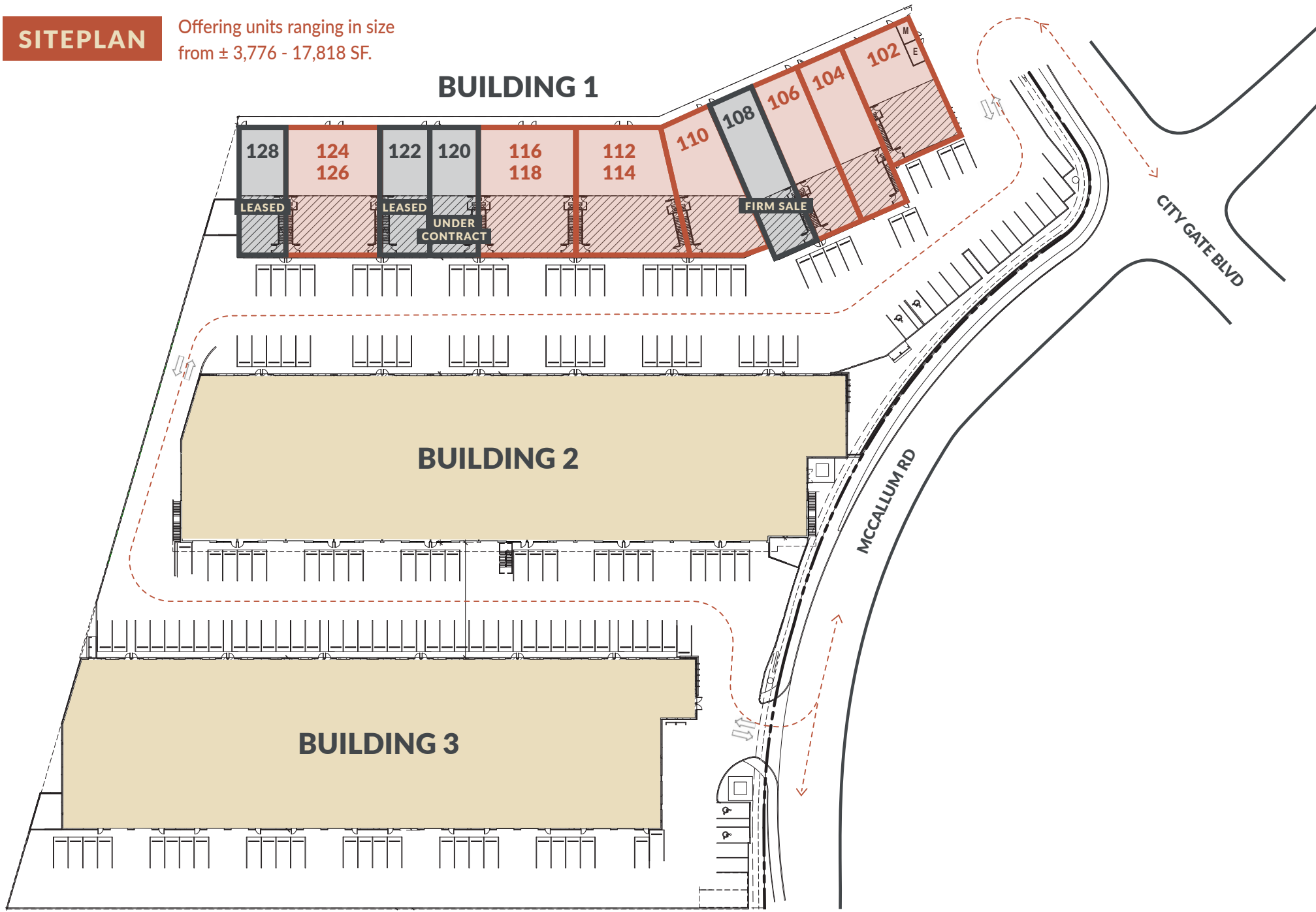
- 1 Future School
- 2 Four Points Hotel by Sheraton
- 3 Future Development Site
- 4 Costco
- 5 Staples
- 6 Save On Foods
- 7 Best Buy
- 8 Three 6-storey multi family buildings
- 9 Millstream Village Shopping Centre
- 10 Tesla Dealership and Service Centre
- 11 Downtown Victoria
- 12 View Royal
- 13 Saanich

## LOCAL AMENITIES & LANDMARKS



# SITEPLAN

Offering units ranging in size from ± 3,776 - 17,818 SF.



## UNIT BREAKDOWN

Unit Number	Warehouse Size SF	2nd Floor Size SF	Total Size* SF	Grade Loading	Parking Stalls
<b>102</b>	3,052	1,574	4,626	1	3
<b>104</b>	2,786	1,029	3,815	1	2
<b>106</b>	2,767	1,009	3,776	1	2
<b>UNIT 108 - FIRM SALE</b>					
<b>110</b>	3,244	1,571	4,815	1	4
<b>112 &amp; 114</b>	4,446	2,243	6,689	2	5
<b>116 &amp; 118</b>	4,298	2,016	6,314	2	4
<b>UNIT 120 - UNDER CONTRACT</b>					
<b>UNIT 122 - LEASED</b>					
<b>124 &amp; 126</b>	4,298	2,016	6,314	2	4
<b>UNIT 128 - LEASED</b>					

*\*Units can be combined for larger floorplate users.*

## ZONING AND PERMITTED USES

The following uses are permitted in the MUE2 Zone:

### Restaurant, Retail and Other Service Commercial Uses

- Financial institution
- Licensed premises
- Retail store

### Business and Technology Uses

- Business support service, including the sale of furniture, office equipment and machines
- Catering
- Electronics sale, service and manufacturing
- Equipment sale, service, repair and rental, minor

### Film production studio

- Medical Clinics and accessory related commercials uses
- Office
- Research and development facility, in enclosed buildings;

### Educational, Cultural and Recreational Uses

- Charitable facility
- Community care facility
- Cultural facility
- Group daycare
- Fitness center
- Recreation facility, indoor
- Training and education facility

### Further Commercial Uses

- Contractor services
- Industrial use, light, which includes admin office, retail sales and distribution uses. Also includes wholesaling and warehouse storage
- Special wholesale
- Warehouse

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