



WILLIAM | WRIGHT
Commercial Real Estate Services

**124-830
MCCALLUM
ROAD**

Rare opportunity to lease a brand new \pm 1,741 SF, end cap, industrial unit in the heart of Langford.

AVAILABLE MARCH 1ST, 2024

Connor Braid
PERSONAL REAL ESTATE CORPORATION
connor@williamwright.ca
250-590-5797





CORNERSTONE 1
830 MCCALLUM ROAD
LANGFORD

OPPORTUNITY

Rare opportunity to lease a 1,741 square foot industrial space in the heart of Langford, perfect for a wide range of businesses to operate within this industrial/retail flex space. The flexible MUE2 zoning allows for a variety of uses and an end user to take advantage of the warehouse and retail frontage aspects of this opportunity. The property will provide a high quality end product from an established developer, an unbeatable location, 17 foot clear span ceiling height, two entry points in a front door and an at-grade loading door, storefront signage exposure, 2 dedicated parking stalls, and a number of other features which cater to a wide range of businesses.



PROPERTY FEATURES

Unit Total Size: ± 1,741 SF

Available: March 1, 2024

Base Rent: \$3,474 / month

Additional Rent: Contact listing agent

2 parking stalls (plus parking in front of loading bay door)

17'0" clearspan warehouse ceiling height

12' x 10' grade level loading door

Separately metered utilities

Handicap accessible washroom

Contemporary storefront and extensive glazing





AMENITIES

CONSTRUCTION

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

CEILING HEIGHT

17'0" clear span warehouse ceiling height.

BUILT OUT WASHROOM

Two piece washroom provided on ground floor with HW tank.

ELECTRICAL

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

WAREHOUSE HEATING

Gas fired heater in warehouse.

NATURAL GAS

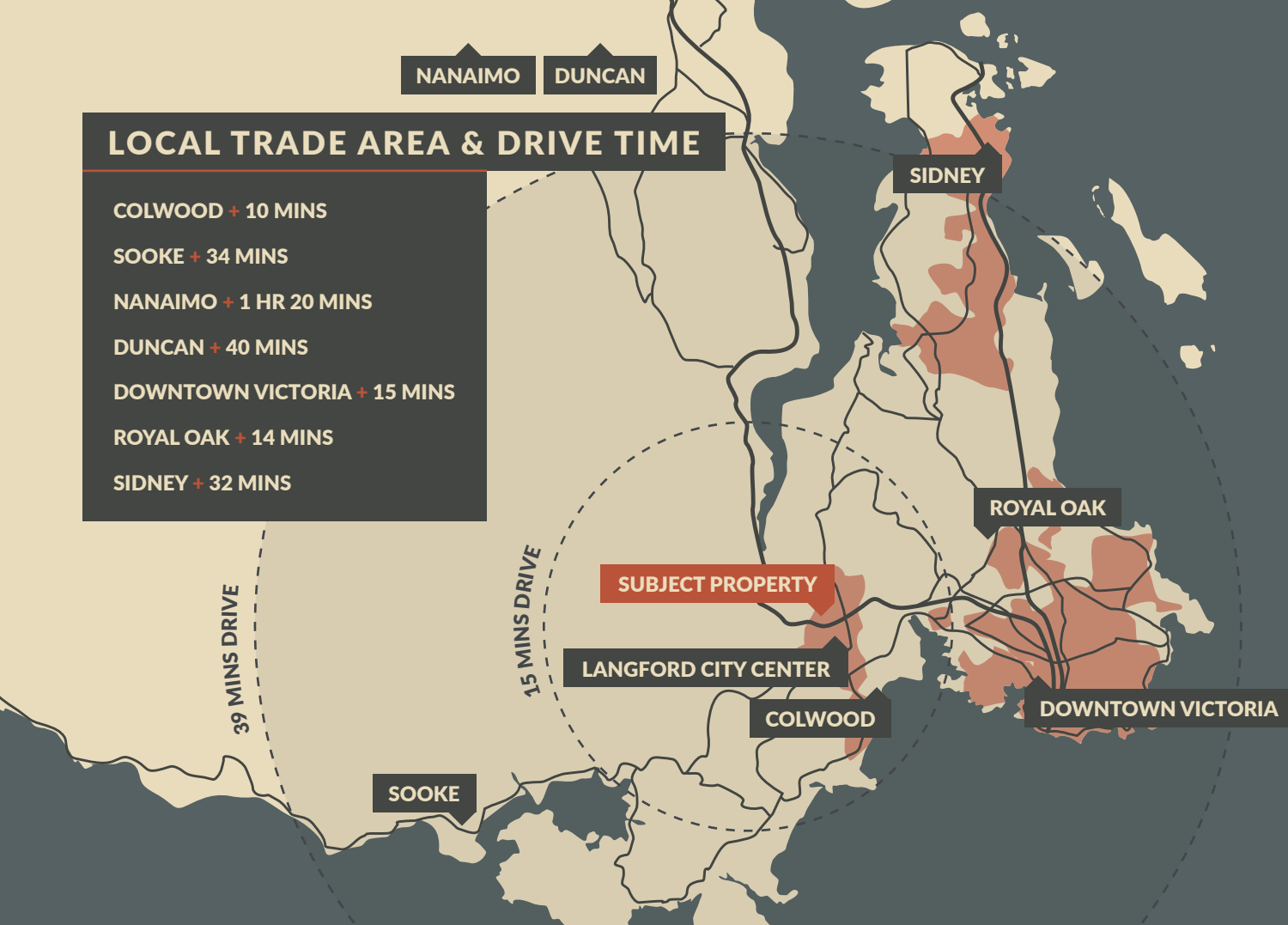
Capped connection to be provided in premise for future connection.

FLOOR LOAD CAPACITY

300 LBS/SF.

LED LIGHTING

Lighting will be installed in the warehouse to meet the minimum lighting requirements.



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.

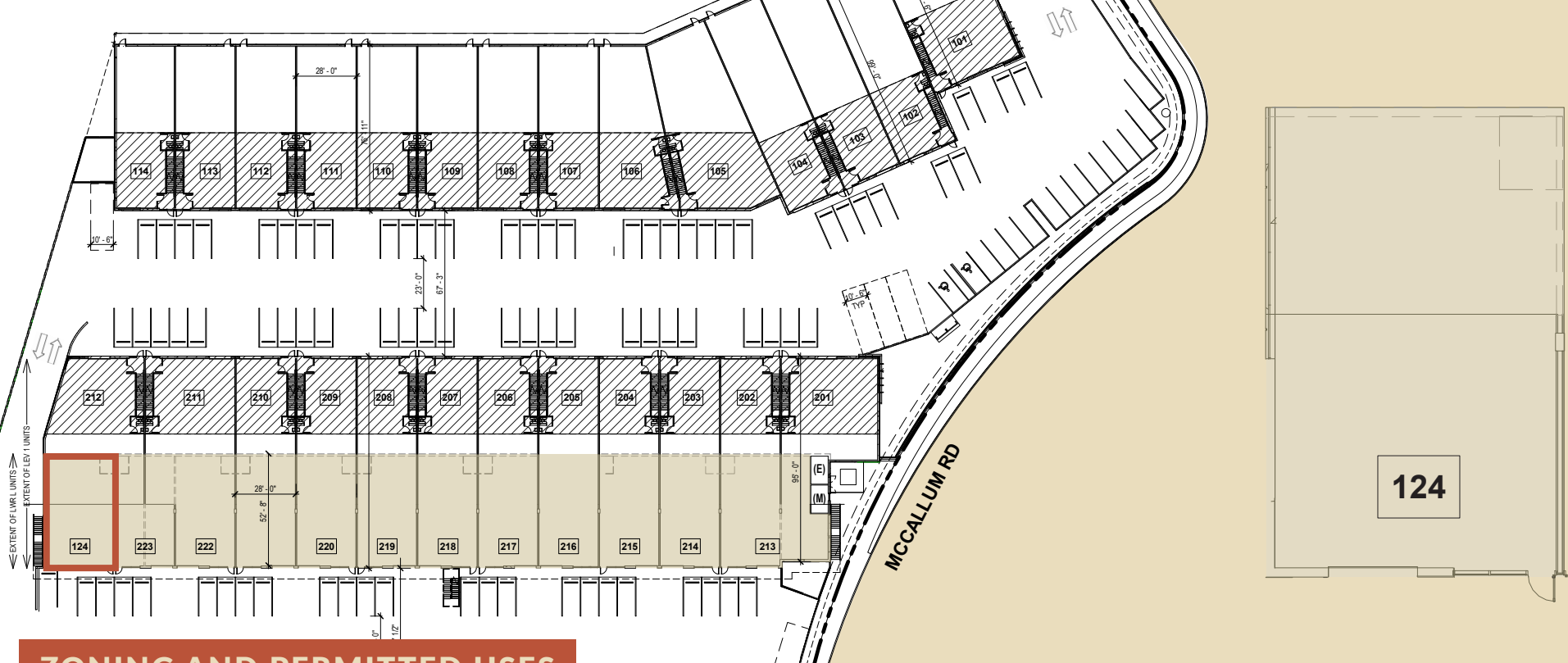


Situated in the heart of a bustling city, this building enjoys prime visibility and accessibility. It is ideally located off of the Trans-Canada Highway and near multiple prominent landmarks, the provided map highlights the prominent amenities in the surrounding area.

- 1 Cornerstone 2 Building
- 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





ZONING AND PERMITTED USES

The following uses and no others are permitted in the MUE2 Zone:

Restaurant, Retail and Other Service Commercial Uses

- Financial institution
- Gasoline Service Station
- Hotel
- Licensed premises
- Parking facility excluding vehicle storage
- Restaurant
- Retail store

General Uses

- Accessory buildings and structures
- Transportation terminal Uses accessory to a principal use permitted in this Zone
- Uses permitted by Section 3.01 of this Bylaw

Business and Technology Uses

- Business support service
- Catering
- Electronics sale, service and manufacturing

- Equipment sale, service, repair and rental, minor, relating directly to any other principal use permitted in this Zone
- 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
- Community garden
- Cultural facility
- Group daycare
- Fitness center
- Recreation facility, indoor
- Recreation facility, outdoor
- School
- Training and education facility

Further Commercial Uses

- Contractor services
- Industrial use, light
- Special wholesale
- Warehouse

WILLIAM | WRIGHT

Commercial Real Estate Services

Connor Braid

PERSONAL REAL ESTATE CORPORATION

connor@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 IntraUrban Cornerstone 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.