



**FOR SALE/LEASE**

**SL 10 - 4342 WEST SHORE PARKWAY, LANGFORD**

Rare opportunity to lease or purchase a brand new and partially built out industrial space in Langford

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## LEASING OPPORTUNITY

William Wright Commercial is pleased to present the opportunity to purchase or lease an industrial space in Langford, BC. This unit is located in the West Shore Business Park, a recently completed 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

Size: ± 3,425 SF

Basic Rent: \$18/SF

Additional Rent: \$7/SF

Price: \$1,250,800.00

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

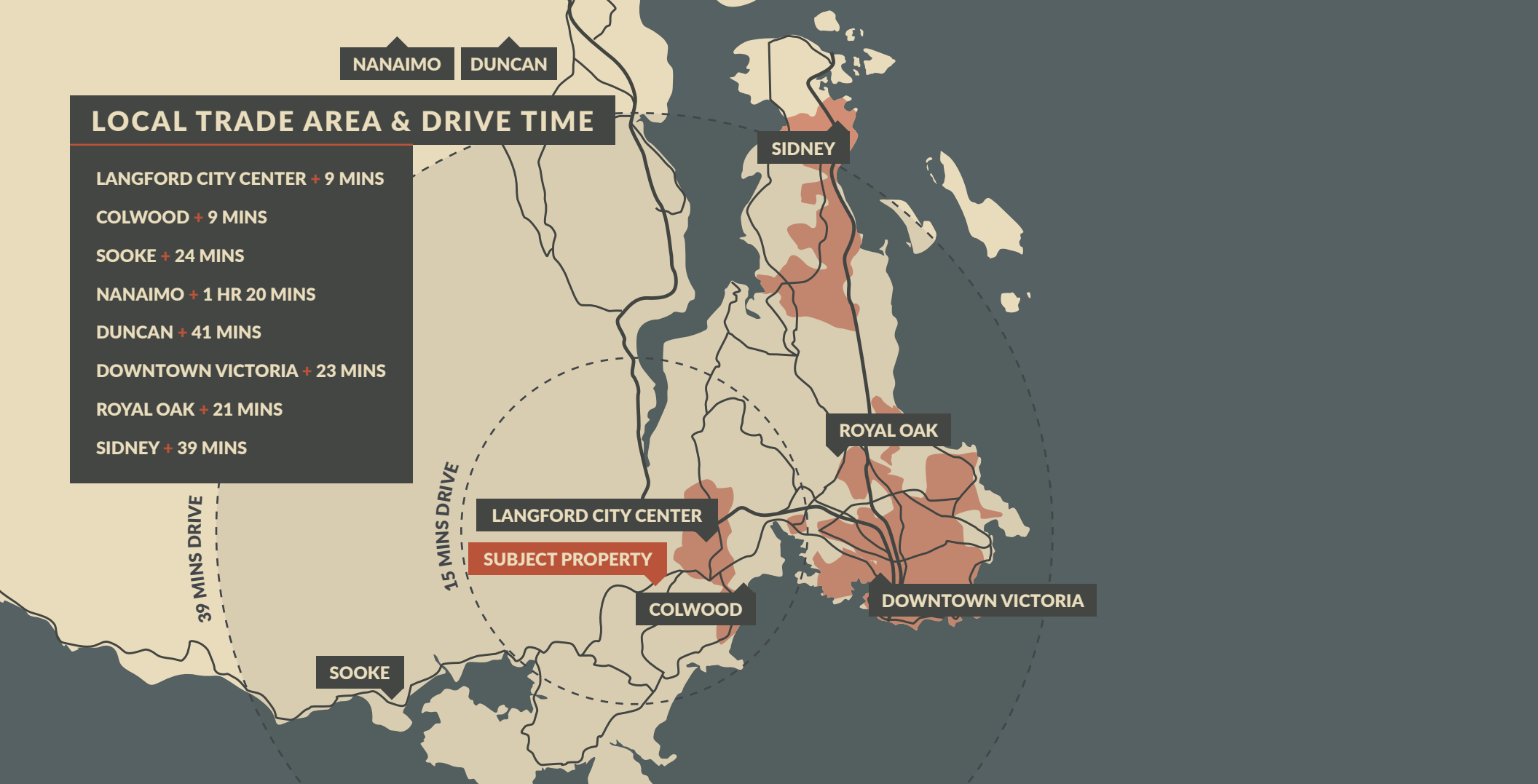
Excellent exposure on to West Shore Parkway

Sprinkler System

Separately metered utilities

Handicap accessible washroom on main floor

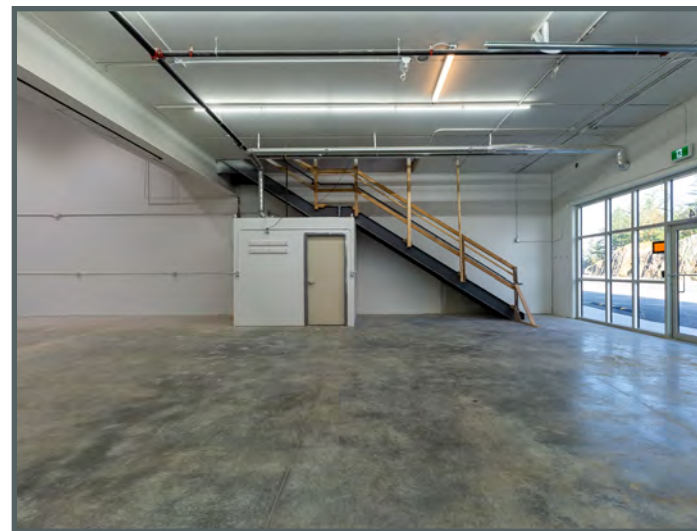
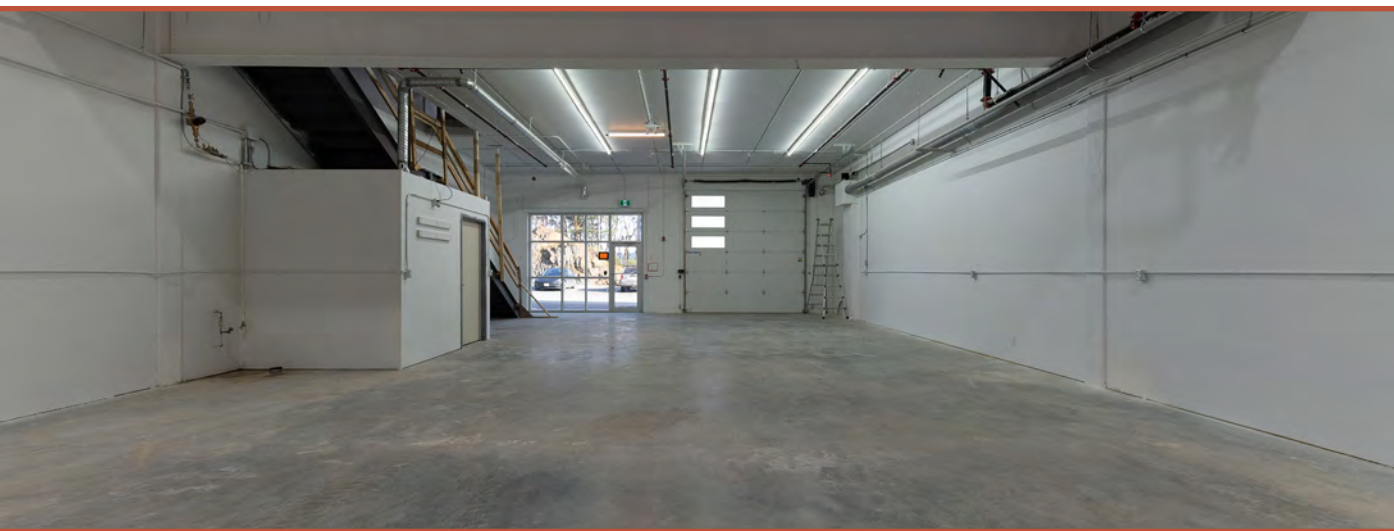




## LANGFORD

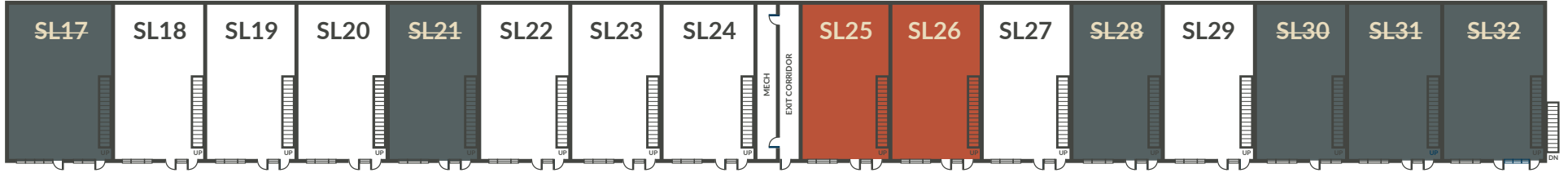
The City of Langford is a bustling community nestled in the foothills of Mount Finlayson and continues to grow with new developments of all different asset classes. Langford is one of several West Shore municipalities and borders the District of Metchosin, the City of Colwood, the Town of View Royal, 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.



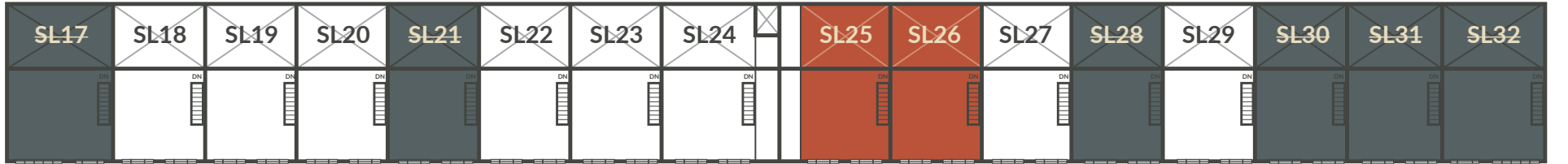


# FLOORPLANS

## WAREHOUSE LEVEL



## OFFICE LEVEL



## UPPER BUILDING

ALL UNITS INCLUDE A SET OF INTERNAL STAIRS

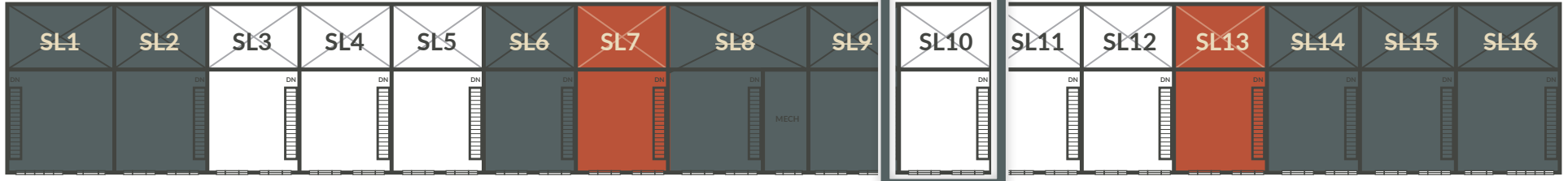
## LOWER BUILDING

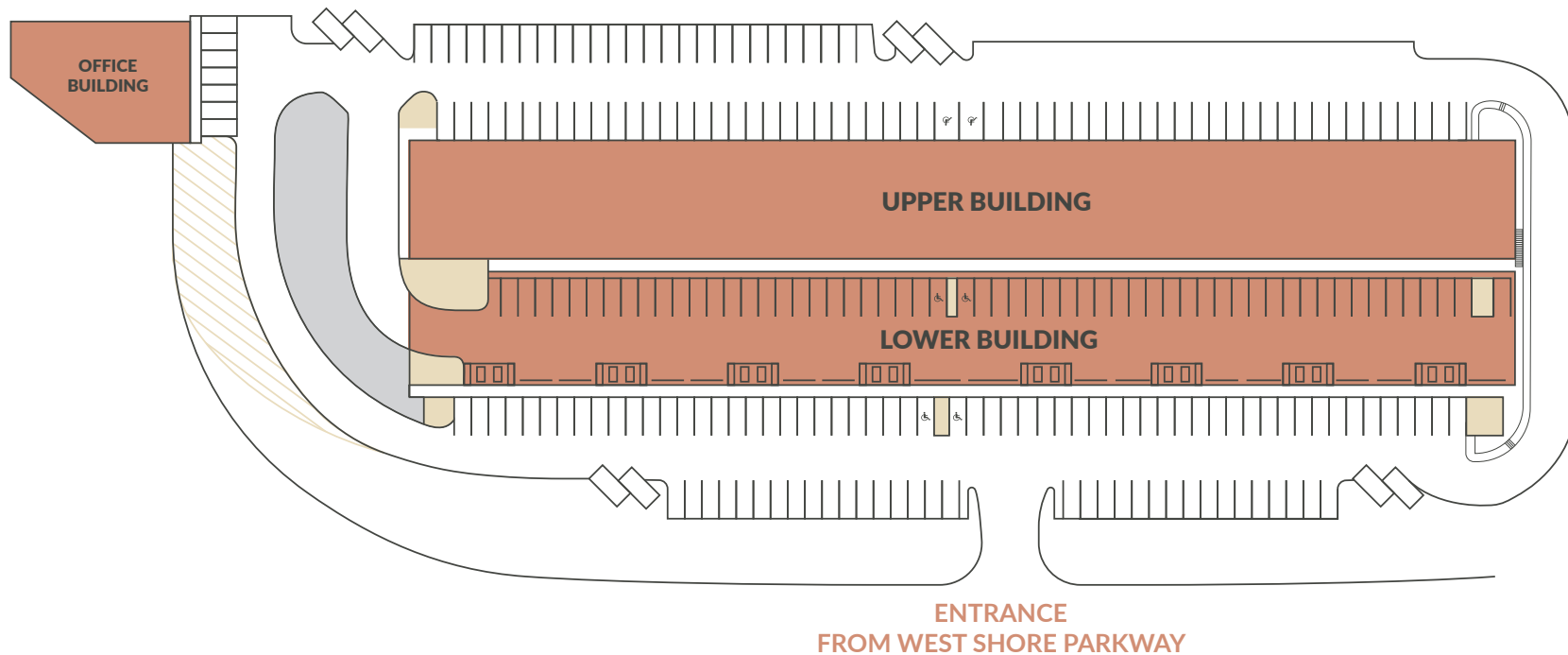
LEASED FOR LEASE UNAVAILABLE

## 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

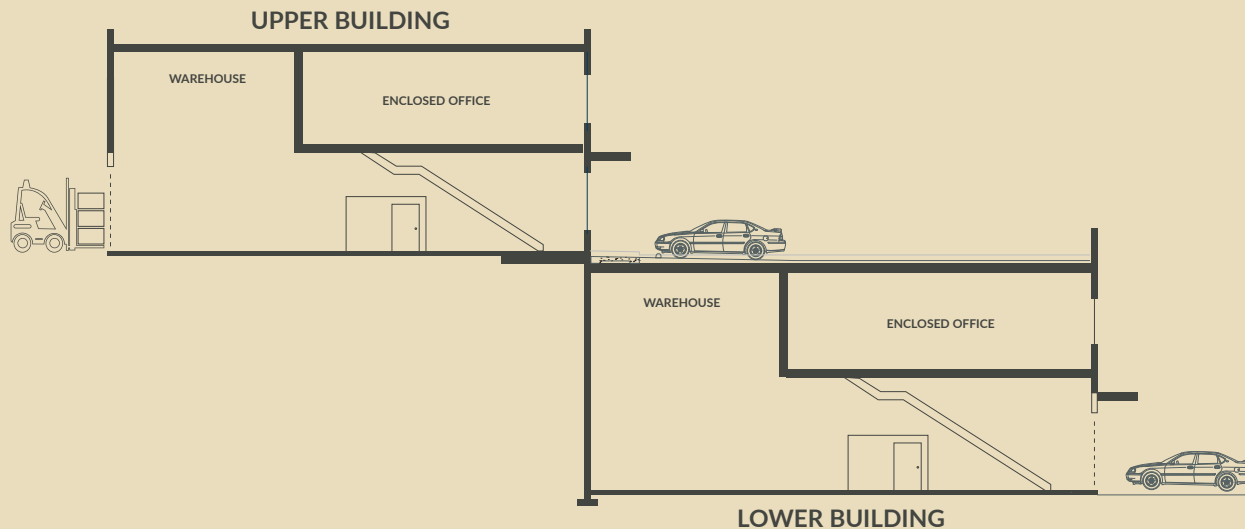
## CEILING HEIGHT

### 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**

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