

# 124 - 2936 AMY ROAD, LANGFORD LIGHT INDUSTRIAL STRATA UNIT

FOR  
LEASE



**WILLIAM | WRIGHT**

Commercial Real Estate Services

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Light industrial strata unit with 22' ceilings and concrete floors



This development consists of two buildings totalling 24 light industrial strata units with the unit being located in Building A. The favorable BP3 - Business Park 3 zoning allows for a multitude of light industrial and service commercial uses. The unit includes a finished ground floor universally accessible 2-piece washroom, a 10' x 10' overhead roll up door, 22' ceilings in warehouse area, 480 SF mezzanine area, smooth finished concrete floors on warehouse level, and 125 amp 3-phase power. The strata unit has extensive frontage along Amy Road with grade level access and egress to each unit.



### SIZE

Main: ± 1,200 SQFT

Mezz: ± 490 SQFT

Total: ± 1,690 SQFT

### PARKING

2 stalls (visitor stalls on site)

### ZONING

BP3 - Business Park 3

### BASIC RENT

\$22.00/FT

### ADDITIONAL RENT

\$6.00/FT (Est.)

### POWER

125 amp three phase power

### WAREHOUSE CEILING HEIGHT

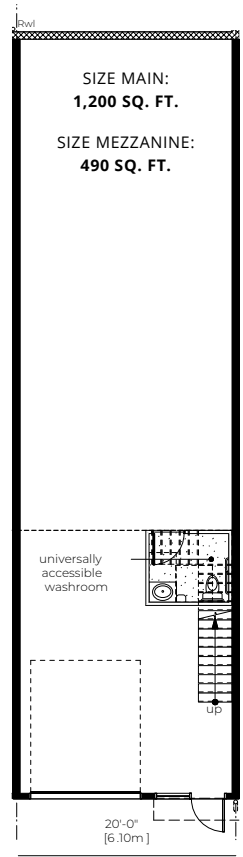
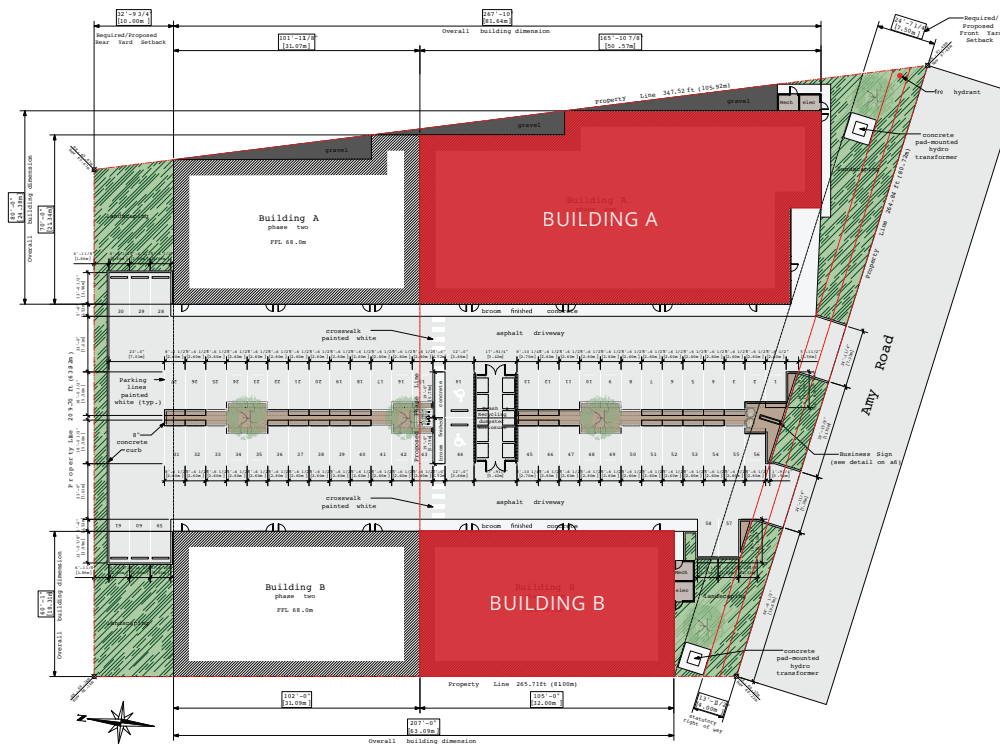
22'

### OVERHEAD DOORS HEIGHT

10'x10'

### UNIT AVAILABLE

June 1st, 2024





## LOCATION

The area is predominantly commercial and industrial in nature and has been developed over the last decade to include several high profile users such as Sysco Corporation, Starline Windows, Barnes Harley Davidson, Upak, School District 62, Shell gas bar, Mac Trucks and Tim Horton's. The property is situated approximately 900 meters by road from the Trans Canada Highway via Westshore Parkway.

## TRANSIT

The following transit lines have routes that pass near Amy Road and Sooke Lake Road are Bus Numbers: 47 & 58.

## FOR MORE INFORMATION CONTACT

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