

**AVISON
YOUNG**

**FOR SALE
OR LEASE**

Industrial Lots 500 & 501 Centre Mountain Business Park

3301 Woodruff Road, Langford, BC

1.0 up to 6.0 acres of industrial-zoned land
at Centre Mountain Business Park



Rendering is for conceptual purposes only

BUILD-TO-SUIT OPPORTUNITIES AVAILABLE

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Opportunity






Avison Young is pleased to present the opportunity to acquire between 1.0 and 6.0 acres of industrial-zoned land within Centre Mountain Business Park (CMBP) in Langford, BC.

The offering comprises two parcels, Lot 500 and Lot 501. Lot 501 offers flexibility for purchasers with the ability for further subdivision to a minimum of 1.0 acre parcel size.

Site work will include grading and rock work, ingress/egress, water and electricity services will be connected in August 2026, while sewer connections will be completed in December 2026.

In addition to land sale and land lease opportunities, the properties can be offered on a build-to-suit basis with lease rates and purchase prices dependent on building specifications.

Key highlights

-  Flexible lot sizes from 1.0 acre up to 6.0 acres
-  Zoned and serviced industrial land within a master-planned business park
-  Build-to-suit opportunities
-  Business Park 8 - Centre Mountain (BP8) zoning
-  Highly accessible location along the Sooke Road Corridor



Zoning and land use

Business Park 8 - Centre Mountain (BP8) in Langford is a business park zoning designed for clean, employment-focused development, allowing light industrial, tech, office, and service-commercial uses within a well-planned business-park setting.

Permitted uses include, but are not limited to the following:

- Animal hospital
- Asphalt plant
- Automotive repair and sales
- Automotive towing
- Buildings and lumber supply
- Bulk oil plant
- Commercial composting
- Concrete plant
- Crematorium and funeral services
- Cultural facility
- Equipment sales and servicing
- Film production
- Fitness centre
- Garden centre
- Gasoline cardlock
- Gravel processing
- Industrial uses
- Machine shop
- Recreation facility
- Recycling depot
- Research and development facility
- Storage facilities (including unenclosed)
- Transportation facility
- Warehouse and manufacturing

	Lot 500	Lot 501
LOT SIZE	1.0 to 6.0 acres	1.0 to 3.2 acres (subdividable)
SITE COVERAGE	Up to 60%	Up to 60%
ACCESS	One point of access	Up to two points of access
UTILITIES	Electricity, water, storm and sewer	Electricity, water, storm and sewer
BUILD-TO-SUIT	Sale and lease opportunities	Sale and lease opportunities
OCCUPANCY	December 2026	December 2026
LAND LEASE RATE	\$3.50 psf, NNN	\$3.50 psf, NNN
PURCHASE PRICE	Contact listing team	\$2,650,000 to \$8,480,000



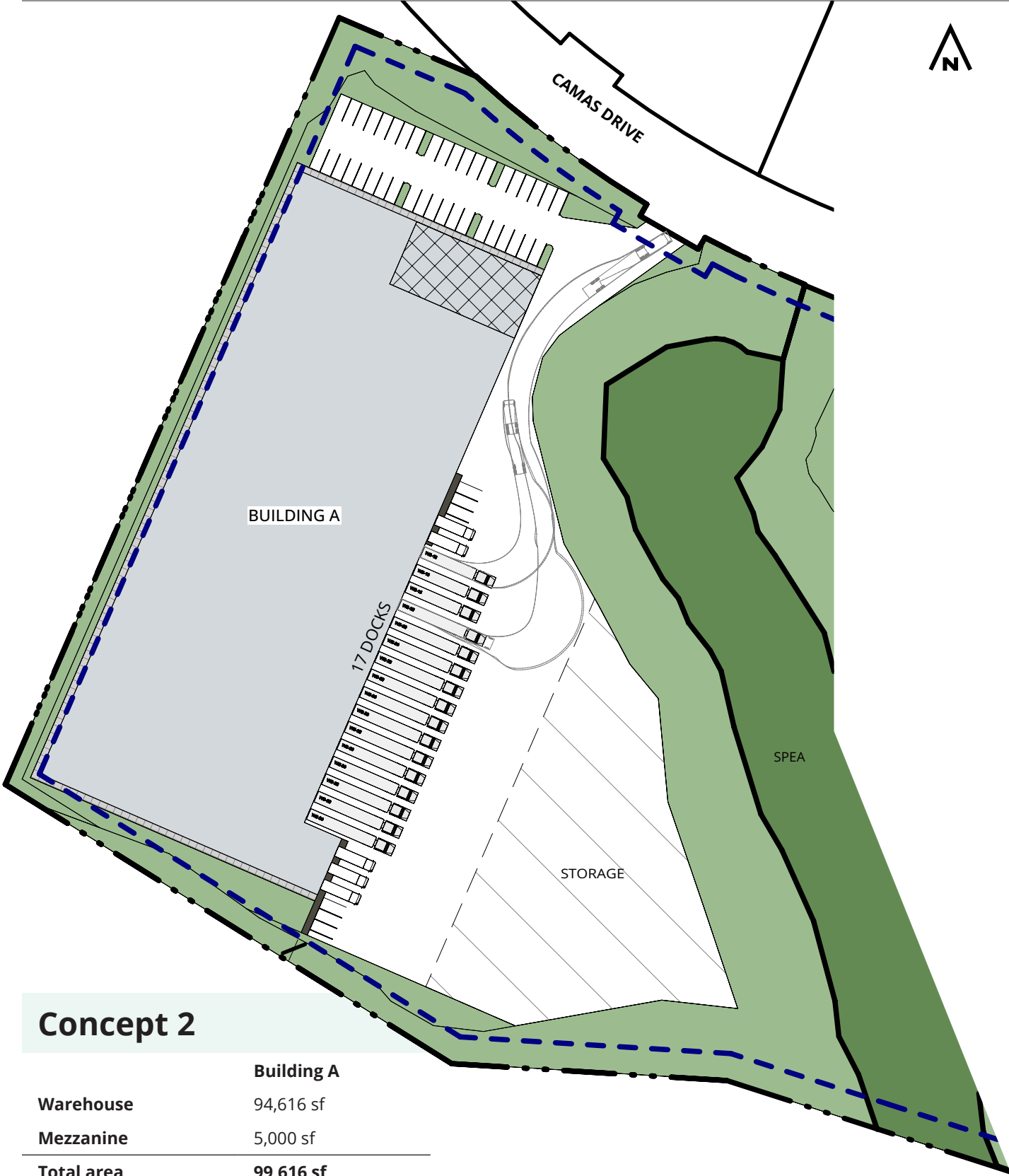
Conceptual site plans



Concept 1

	Building A	Building B	Building C	Building D
Warehouse	22,759 sf	60,475 sf	26,663 sf	10,080 sf
Mezzanine	5,646 sf	10,952 sf	5,127 sf	4,962 sf
Total area	28,405 sf	71,427 sf	31,790 sf	15,042 sf
Total buildable area	146,664 sf			

*Site plan concepts are for illustrative purposes only and development feasibility is to be confirmed by the purchaser/tenant.



Concept 2

	Building A
Warehouse	94,616 sf
Mezzanine	5,000 sf
Total area	99,616 sf

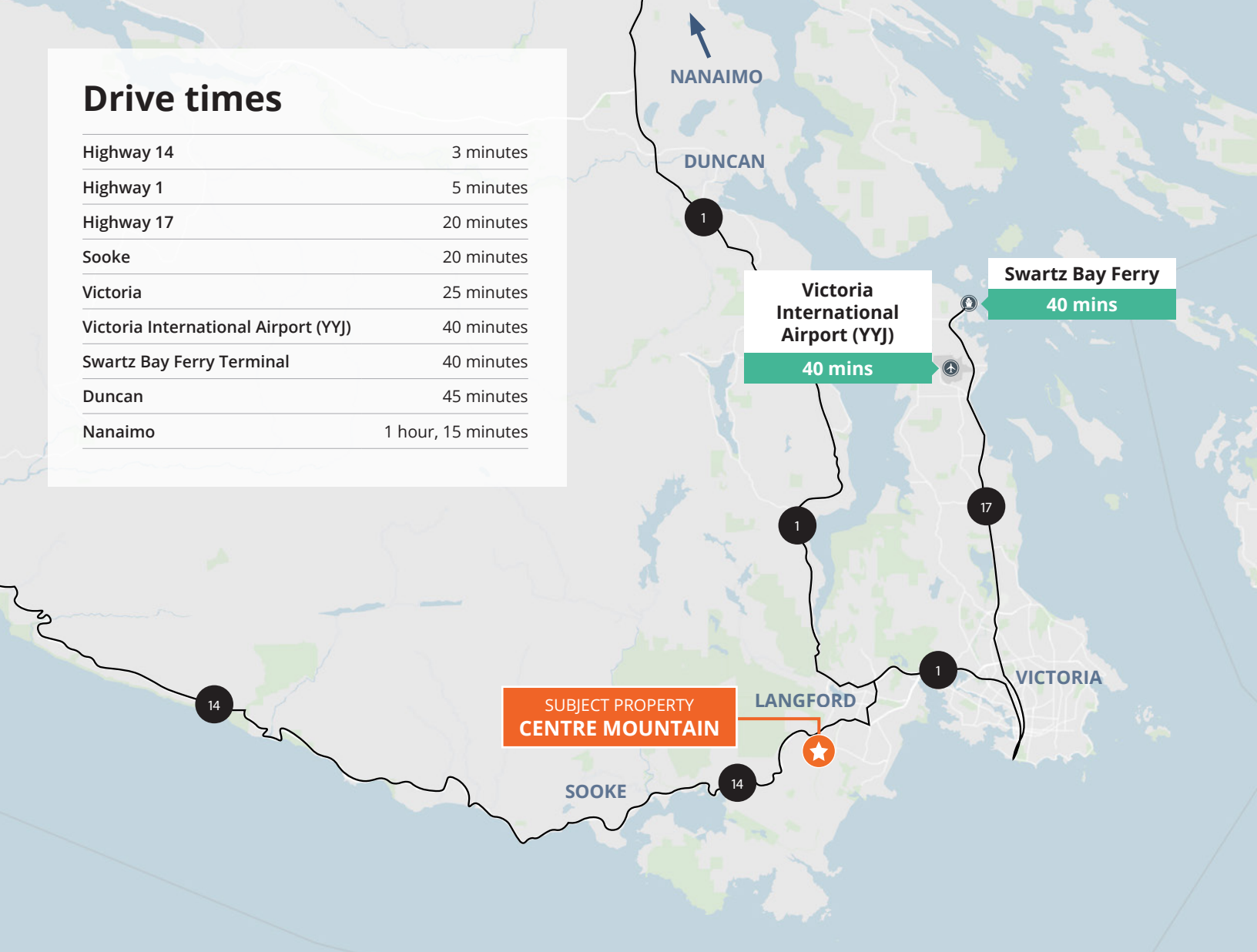


Concept 3

	Building C	Building D
Warehouse	26,663 sf	10,080 sf
Mezzanine	5,127 sf	4,962 sf
Total area	31,790 sf	15,042 sf
Total buildable area	46,832 sf	

Drive times

Highway 14	3 minutes
Highway 1	5 minutes
Highway 17	20 minutes
Sooke	20 minutes
Victoria	25 minutes
Victoria International Airport (YYJ)	40 minutes
Swartz Bay Ferry Terminal	40 minutes
Duncan	45 minutes
Nanaimo	1 hour, 15 minutes



Location

Strategically positioned in the rapidly growing City of Langford, Centre Mountain Business Park offers a rare opportunity to establish industrial operations within one of Vancouver Island's most supply-constrained markets.

Located along the Sooke Road corridor, the property benefits from direct connectivity between Victoria and Sooke, providing efficient access to Greater Victoria's core population base as well as the expanding West Shore communities. Its proximity to major residential neighbourhoods enhances labour access while reducing commute times for employees.

Contact for more information

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