



WILLIAM | WRIGHT

**209-832
MCCALLUM
ROAD**

Rare opportunity to lease a brand new \pm 3,747 SF industrial space in the heart of Langford. Available immediately.

PRICE REDUCTION

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**CORNERSTONE 2
832 MCCALLUM ROAD
LANGFORD**

LEASING 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 allows for a variety of uses and an end user to take advantage of the warehouse, second floor office/flex work area, and retail frontage aspects of this opportunity. The property will provide a high quality end product from an established developer, an unbeatable location, 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: \pm 3,747 SF

Main Floor: \pm 2,739 SF | Second Floor: \pm 1,008 SF

Basic Rent: \$17/SF

Additional Rent: \$8/SF

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

25'6" clearspan warehouse ceiling height

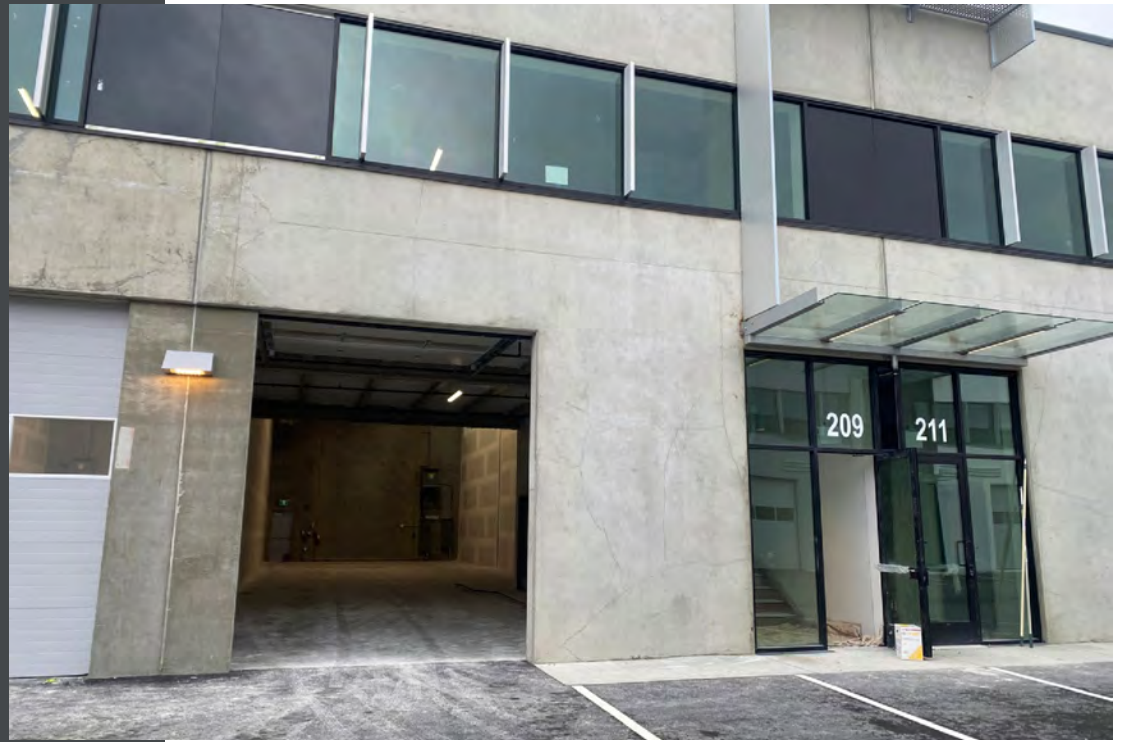
12' x 10' Grade level loading door

Enclosed second floor office / flex work space

Separately metered utilities

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

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

25'6" clear span warehouse ceiling height, 12' clear span ceiling height from ground floor to underside of second floor, 12' second floor clear span ceiling height.

BUILT OUT WASHROOM

Two piece washroom provided on ground floor with HW tank. Second floor plumbing rough-in provided.

ELECTRICAL

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

2ND FLOOR

Built-in second floor suitable for office and/or flex work space.

WAREHOUSE HEATING

Gas fired heater in warehouse.

NATURAL GAS

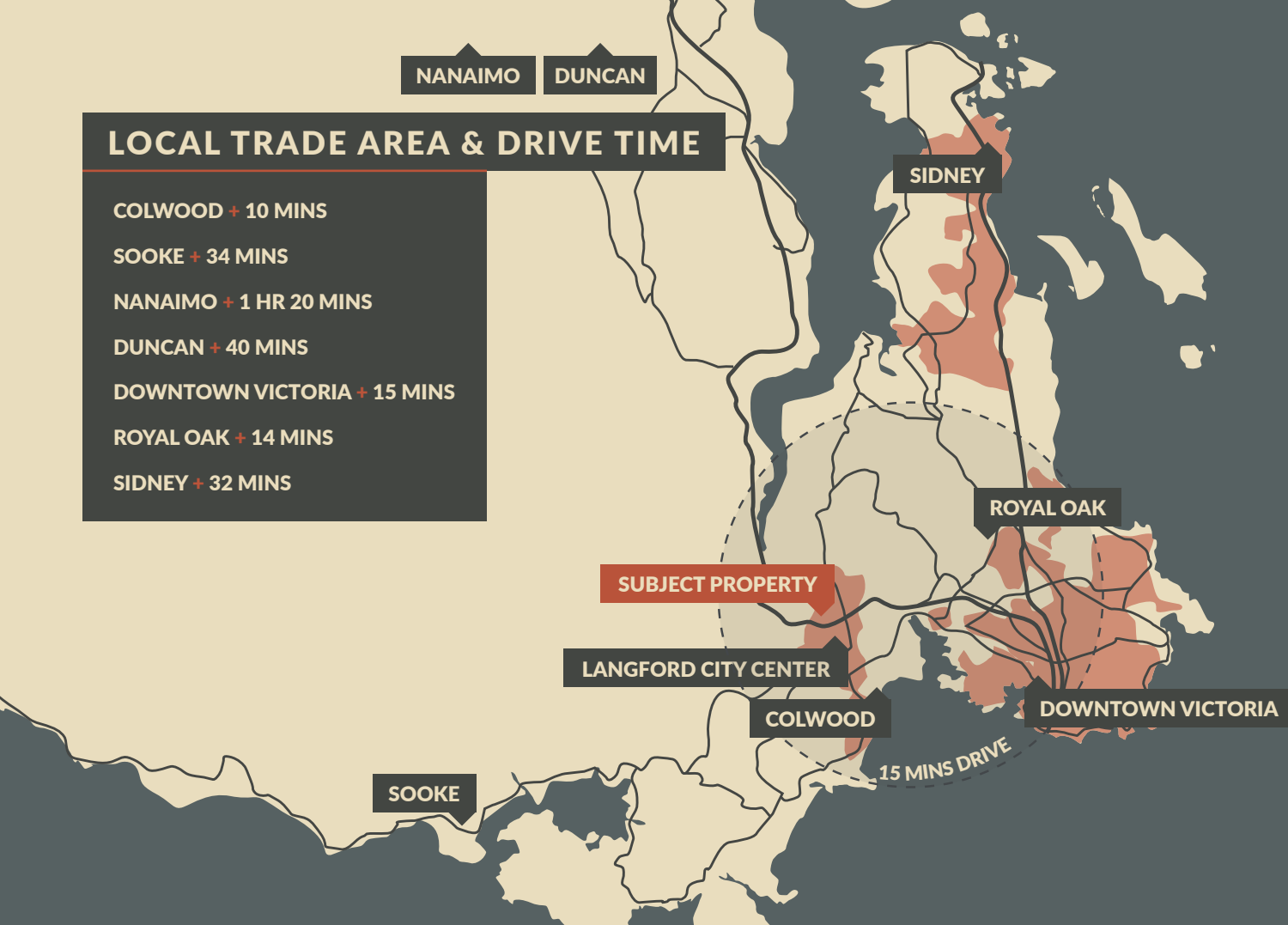
Capped connection to be provided in premise for future connection.

FLOOR LOAD CAPACITY

300 LBS/SF on warehouse level and 50 LBS/SF on second floor.

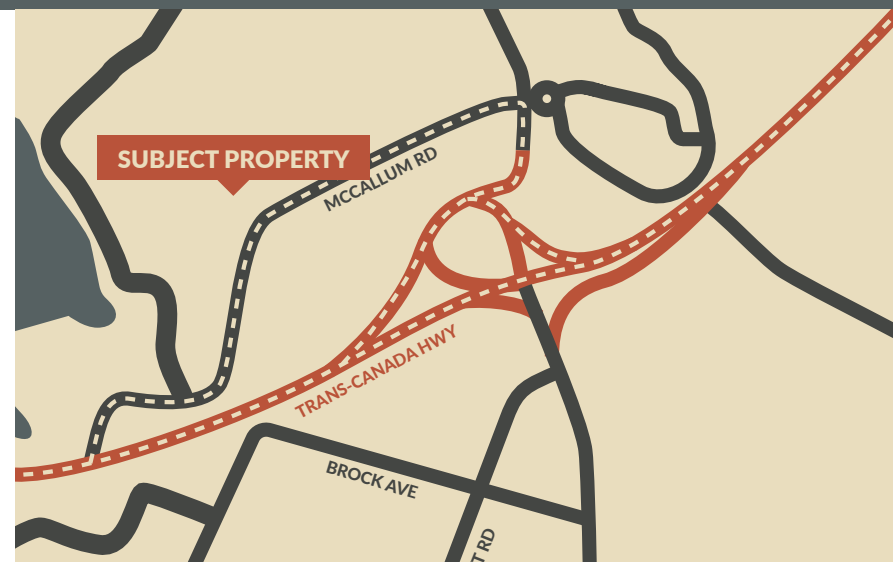
LED LIGHTING

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.

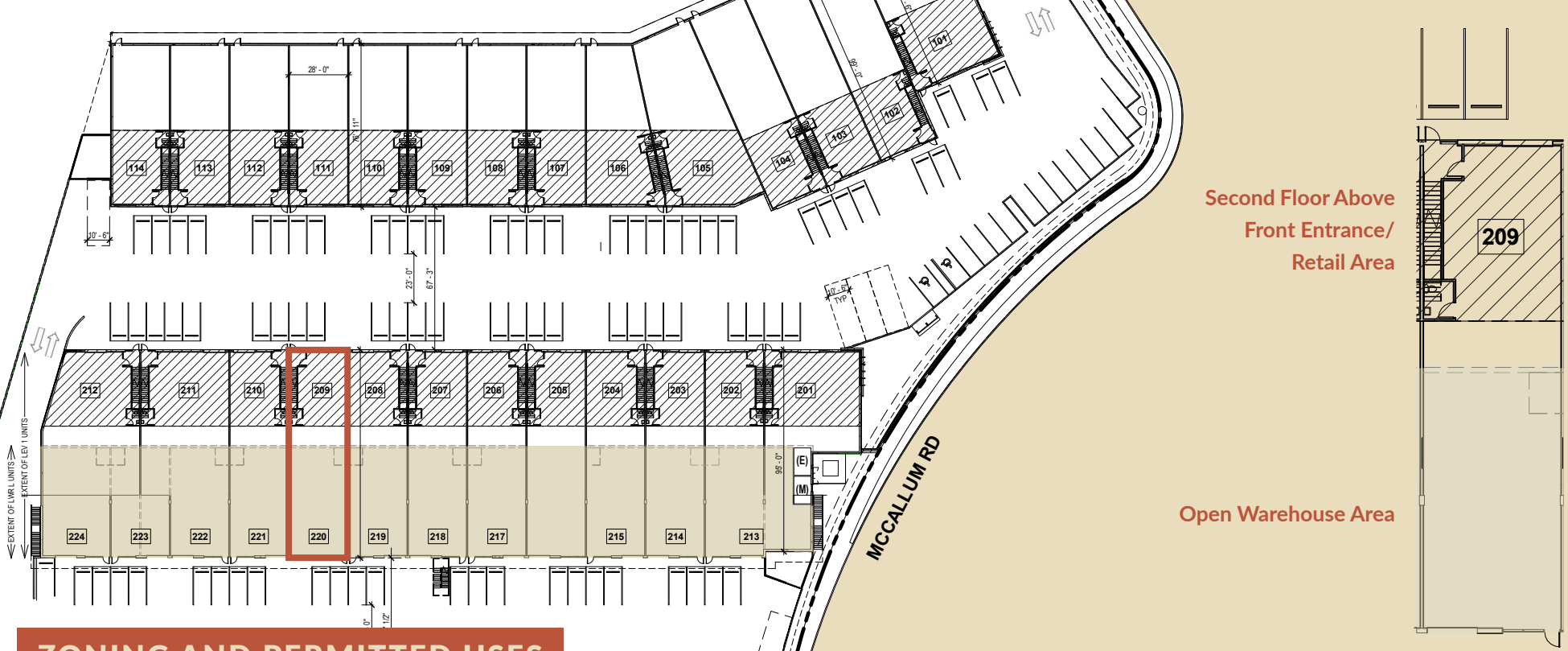


Situated in the heart of a bustling city, this building enjoys prime visibility and accessibility. It is ideally located off of the Trans-Canada Highway and near multiple prominent landmarks, the provided map highlights the prominent amenities in the surrounding area.

- 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
- Licensed premises
- Parking facility excluding vehicle storage
- 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
- Fitness center
- Training and education facility

Further Commercial Uses

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

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