

SHOW SUITES AVAILABLE



PACIFIC RIDGE

BUSINESS CENTRE

FOR SALE



Building A | 1250 Chidlow Connector, Langford

Building B | 3372 Luxton Road, Langford

Developed by

Beedie/

Marketed by

Colliers

Lowest price in the market for
brand new Beedie-built, dock and
grade industrial strata in Langford, BC.

OPPORTUNITY

Located within the City of Langford, Pacific Ridge Business Centre ("Pacific Ridge") offers users and investors alike the rare opportunity to own highly efficient warehouse space in one of the fastest-growing areas within the Greater Victoria region. Pacific Ridge offers flexible ownership opportunities with transaction structures tailored to suit your needs.

Starting from 5,716 SF up to a contiguous 15,352 SF, this state-of-the-art development offers flexibility through a variety of unit sizes across two buildings, accommodating a wide range of business needs. Developed by Beedie, one of Canada's largest industrial developers, Pacific Ridge is their premier industrial development on the Westshore. Offering multiple loading configurations, 28' clear ceilings, pre-built structural steel mezzanines, first-class finishes, and a well-established service and warranty division for after-sales care, seize this remarkable opportunity today.





LOCATION

Located at the corner of Chidlow Connector and Luxton Road, Pacific Ridge benefits from immediate proximity to Veterans Memorial Parkway and Highway 1 for effortless access to neighbouring municipalities. Its convenient location provides easy access to Westshore Parkway which connects to the Trans-Canada Highway for servicing the mid island. Pacific Ridge lies at the entrance of Langford's newest commercial center in south Langford and with the new signalized intersection on the Chidlow Connector, visibility and accessibility are enhanced.



PUBLIC TRANSPORTATION

Pacific Ridge lies on major transit arteries and is serviced by three separate routes which connect Sooke and Langford to Greater Victoria's other municipalities, making transportation for employees accessible and convenient.



ZONING

BP2A - Current zoning permits uses including, but not limited to, Light Manufacturing and Assembly, Light Industrial uses for offices and storage buildings, Gymnasiums, Offices, General Industrial Uses, Mini-storage, Medical Laboratories, Film Production Studios and Restaurants.

One caretaker suite per business is permitted whereby no separate permit/license is required but handled through a BP/TI application.



AMENITIES

Pacific Ridge provides unparalleled connectivity to Greater Victoria, the mid island, and desirable employee amenities including restaurant and shopping opportunities in Belmont Market and Westshore Town Centre, a new Langford community amenity area and several acres of protected parkland. Glen Lake Park and Langford Lake Beach Park provide employees with an outdoor oasis for a quick mental health break.



OCCUPANCY

Move-in ready.



BUILDING FEATURES

CONSTRUCTION

Concrete tilt-up insulated panels

DOCK & GRADE

Various loading configurations

ELECTRICAL SERVICE

1,600 amps at 347/600 volt dedicated via a pad mounted transformer

MEZZANINE

Concrete, complete with guardrail & 100 lbs/SF floor load capacity

SPRINKLERS

ESFR sprinkler system

CEILING HEIGHT

Warehouse: 28' clear
Mezzanine: 10' clear

FLOOR LOAD

700 lbs/SF warehouse floor load capacity

LIGHTING

High efficiency LED

SKYLIGHTS

Warehouse skylights

RECIRCULATION FANS

Ceiling fans

PARKING

Ample on site vehicle parking & truck maneuvering room

CARETAKER SUITE

One caretaker suite per business is permitted

VICTORIA INDUSTRIAL MARKET OVERVIEW

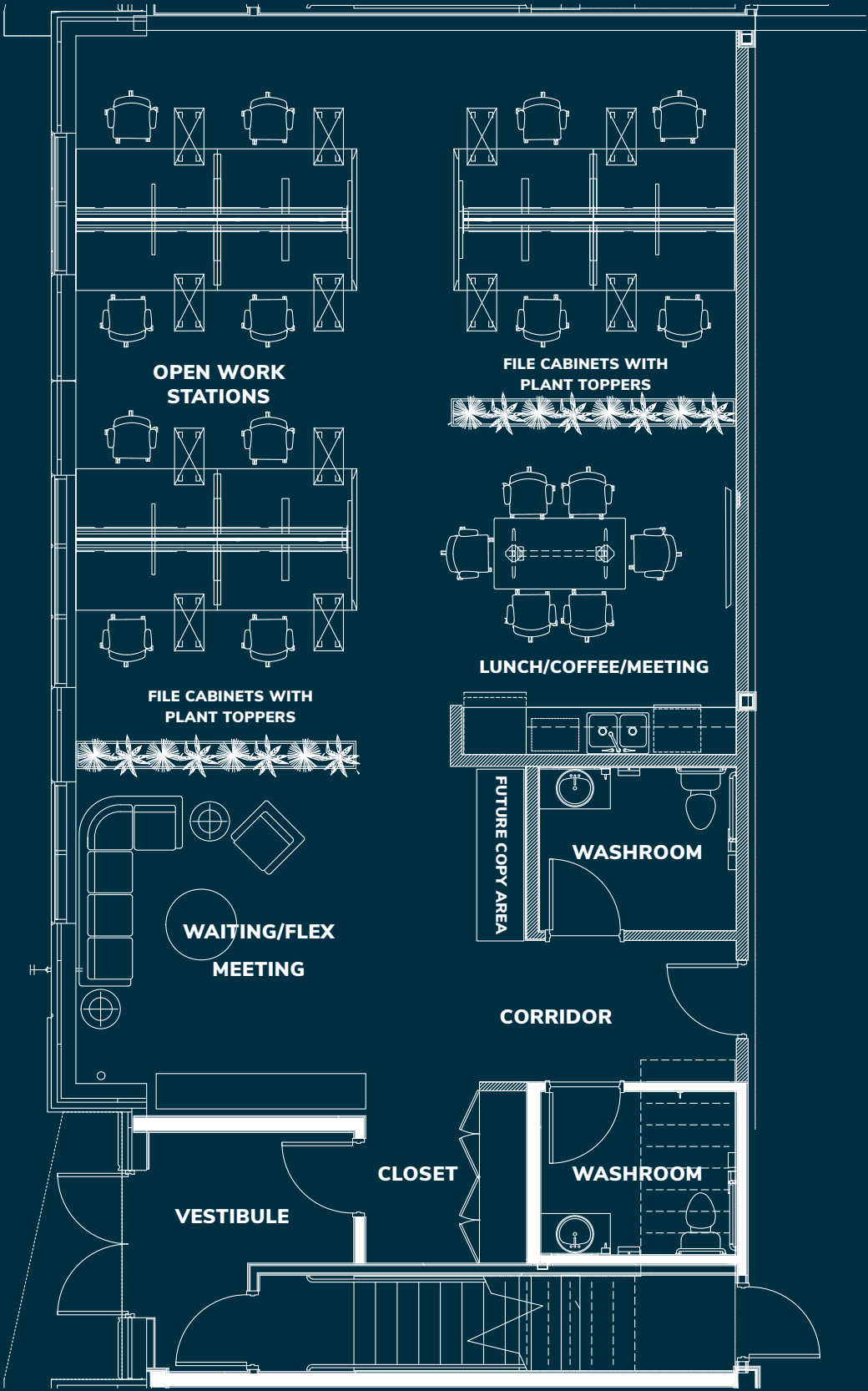
The Greater Victoria industrial sector remains strong and critically under-supplied with a low vacancy rate of 1.1% as demand outpaces supply. Limited supply continues to place upward pressure on rental rates and industrial strata pricing in the Greater Victoria market. The region has one of the lowest vacancy rates and highest average asking rents in Canada. There is a shift in demand for owner occupiers and investors to invest in new product with better specifications as businesses adapt to post pandemic business models versus older product.



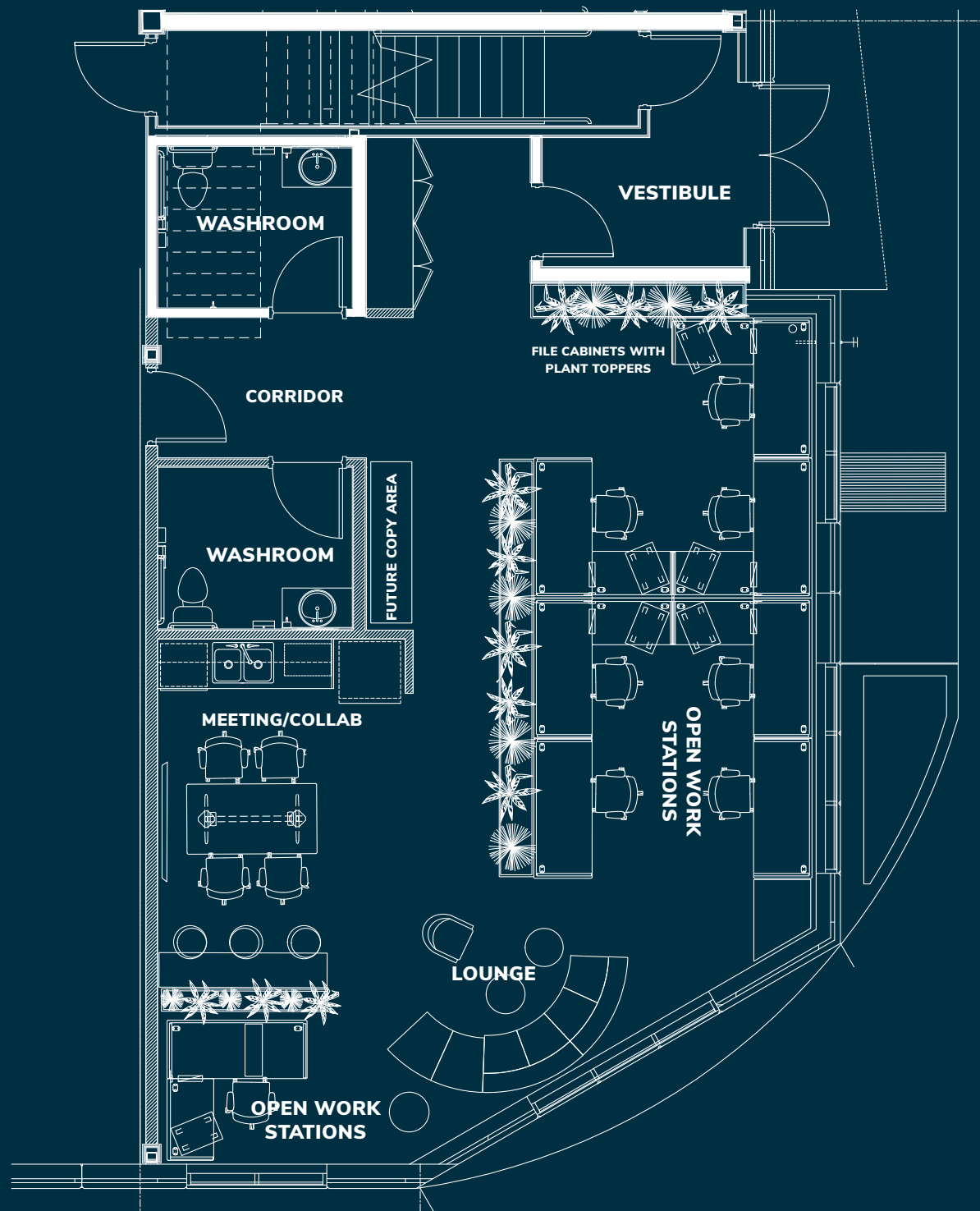
PRE-BUILT OFFICE SPACE

The show suites at Pacific Ridge Business Centre offer expansive open floor plans designed to meet the unique requirements of each client. These layouts feature a pre-built kitchen, washroom, and designated meeting spaces, creating a purpose-driven configuration ideal for establishing your customizable workspace and seamlessly transitioning into a modern facility.

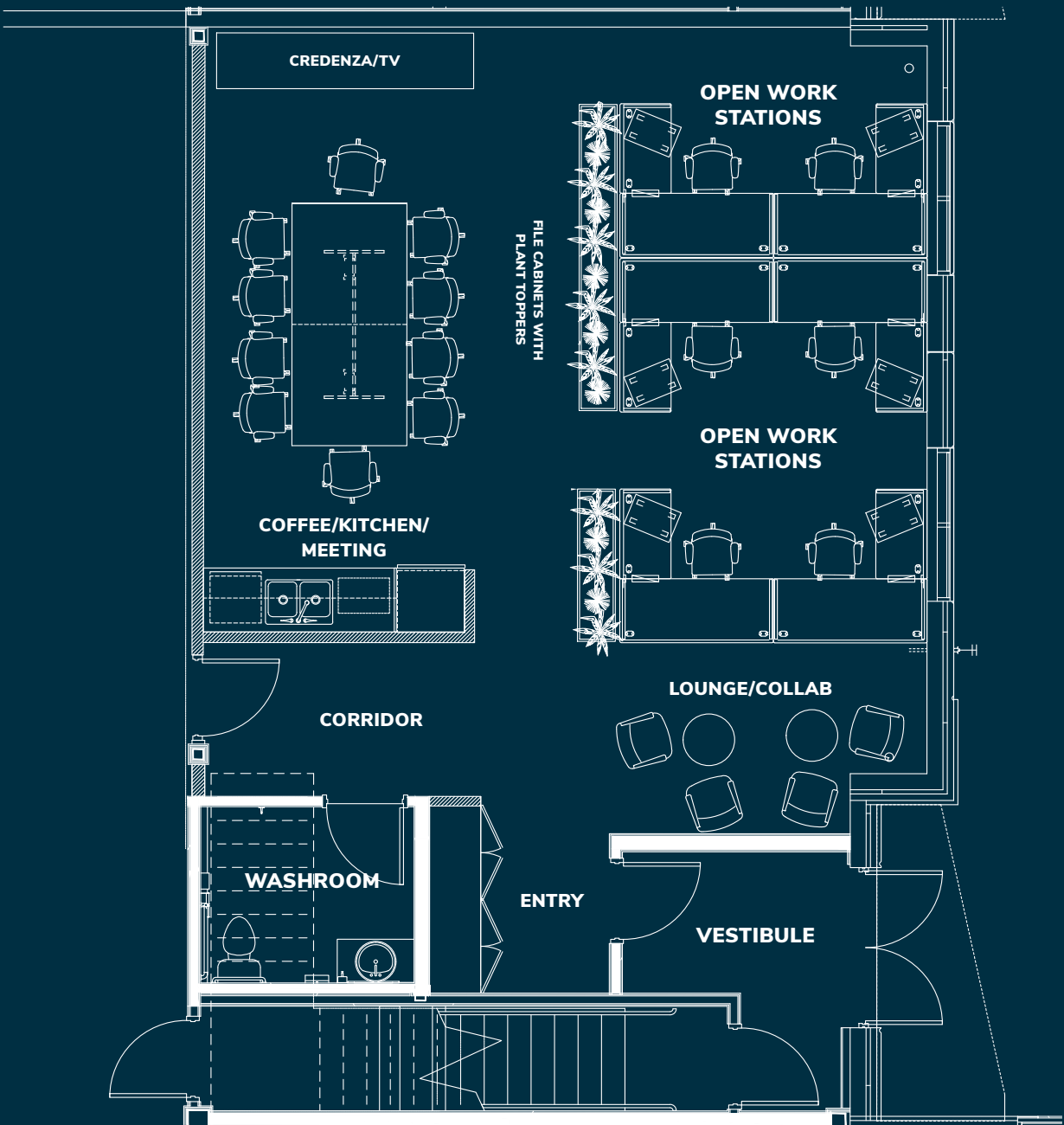
Sample Floor Plans | Building A - Unit 104



Building B - Unit 108



Building B - Unit 104





OWN VS LEASE

1

Selling your business and retaining an income producing real estate asset

2

Selling your facility and leasing back the facility for a substantial cash infusion

3

Selling both your business and the facility together

WHY OWNING YOUR SPACE IS A SMART BUSINESS DECISION

- 1 BUILD EQUITY**
Build equity by paying down your principal
- 2 LONG TERM VALUE**
Bring long term value to your capital investments by writing off mortgage interest expenses
- 3 FINANCIAL CERTAINTY**
Fixed interest rates means you can lock in monthly payments and control your occupancy costs
- 4 DIVERSIFY YOUR PORTFOLIO**
The choice is yours to occupy lease or sell your property
- 5 CONTROL YOUR PROPERTY**
Avoid annual rent escalations



By purchasing a brand new building, you minimize your business' exposure to large capital repairs / replacements for the first 15 years of ownership

Over the past decade, Beedie has worked with local businesses and watched them grow – from being tenants, to purchasing their first industrial unit, to owning multiple strata units and eventually, developing custom built-to-suit facilities



THE ROAD TO OWNERSHIP

Beedie will be there to help you every step of the way. During the construction period, you will be given regular progress updates and the opportunity to tour the property during construction.

As Pacific Ridge approaches construction completion, Beedie will provide ample notice so you have plenty of time to finalize financing arrangements and coordinate with legal counsel allowing you to take ownership of your strata units. Beedie will walk you through your unit before handing over the keys to your business' new home.

As soon as Pacific Ridge is ready for occupancy, rest assured the asset will be managed by an experienced licensed property manager. The property manager in conjunction with Beedie's development team, will help you navigate through the Strata Corporation's approvals for your office improvements and corporate signage installation. After move-in, the property manager will then ensure the property is well-maintained and will take care of the day-to-day management of the development leaving you free to focus on your business.

EXPECT MORE FROM YOUR BEEDIE INDUSTRIAL STRATA UNIT

As a leading industrial developer with a 65+ year history in Western Canada having completed more than 35 million square feet of new development, Beedie is excited to continue its growth into the Greater Victoria area with Pacific Ridge. Their industrial strata ownership model is well regarded and in high demand across British Columbia, Alberta, and Ontario. Having successfully completed more than 50 industrial strata projects, Beedie has a long track record of award-winning developments and very satisfied clients.

For small to medium-sized businesses, strata ownership provides the opportunity to own commercial real estate in a professionally managed development. This allows for excellent maintenance of the real estate asset and carefree ownership for the operating business while building equity.

From the selection of the site location to the completed development, every aspect is carefully considered. Beedie projects are designed and constructed to provide owners with high-quality, efficient, well-thought-out units.

Over the past decade, Beedie has worked with local businesses and watched them grow – from being tenants, to purchasing their first strata unit, to owning multiple strata units and eventually, developing custom built-to-suit facilities. This is one of many reasons why Beedie is committed to the industrial strata program and developing these state-of-the-art projects across Canada.

www.beedie.ca



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