

**FOR SALE**

# **CORNERSTONE BUILDING 1 CLASS A INDUSTRIAL FLEX WAREHOUSES**

830 McCallum Road, Langford, BC



**JBW**  
COMMERCIAL

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# THE OFFERING | FOR SALE



## FOR SALE - STARTING FROM \$1,341,725

Rare opportunity to lease high-quality industrial flex warehouse space in Langford's busiest commercial district, with direct access to Highway 1. This prime location ensures seamless connectivity to Greater Victoria and beyond, making it an ideal choice for businesses seeking convenience and exposure.

The property benefits from flexible MUE2 zoning, accommodating a diverse range of industrial, retail, and office uses. Designed to meet the needs of modern businesses, each unit features a front retail entrance and an at-grade loading door, maximizing functionality. Additional highlights include dedicated parking stalls, excellent signage visibility, and a well-appointed second-floor office or flex workspace.

Developed by a trusted developer, PC Urban, this opportunity offers a premium industrial product in a high-demand area, catering to a variety of businesses looking to capitalize on Langford's rapid growth and strategic location.

## SALIENT FACTS

### CIVIC ADDRESS:

830 McCallum Road, Langford, BC

### UNIT SIZES:

± 3,157 - 6,314 SQFT

**PRICE:** Starting from \$1,341,725

**ZONING:** MUE2

**PID:** 030-760-712

## PROPERTY FEATURES:

### YEAR BUILT

2024

### ACCESS/EGRESS

Highway 1 - McCallum Road, Langford, BC

### FRONTAGE

McCallum Road Retail Frontage

### CONSTRUCTION

Concrete foundation, painted tilt-up exterior concrete walls, steel roof structure, pre-finished thermally broken glazing systems

### STOREYS

Two

### TOTAL UNITS IN BUILDING

14

### LOADING

12' x 10' Grade level loading door/strata unit

### ELECTRICAL

200 amp, 208/120 volt, three phase panel

### PLUMBING

2 piece washroom with secondary rough-in

### HEAT

Gas fired heater in warehouse

### FLOOR LOAD

300 LBS/SF

### CEILING HEIGHT

25'0" clear span warehouse height

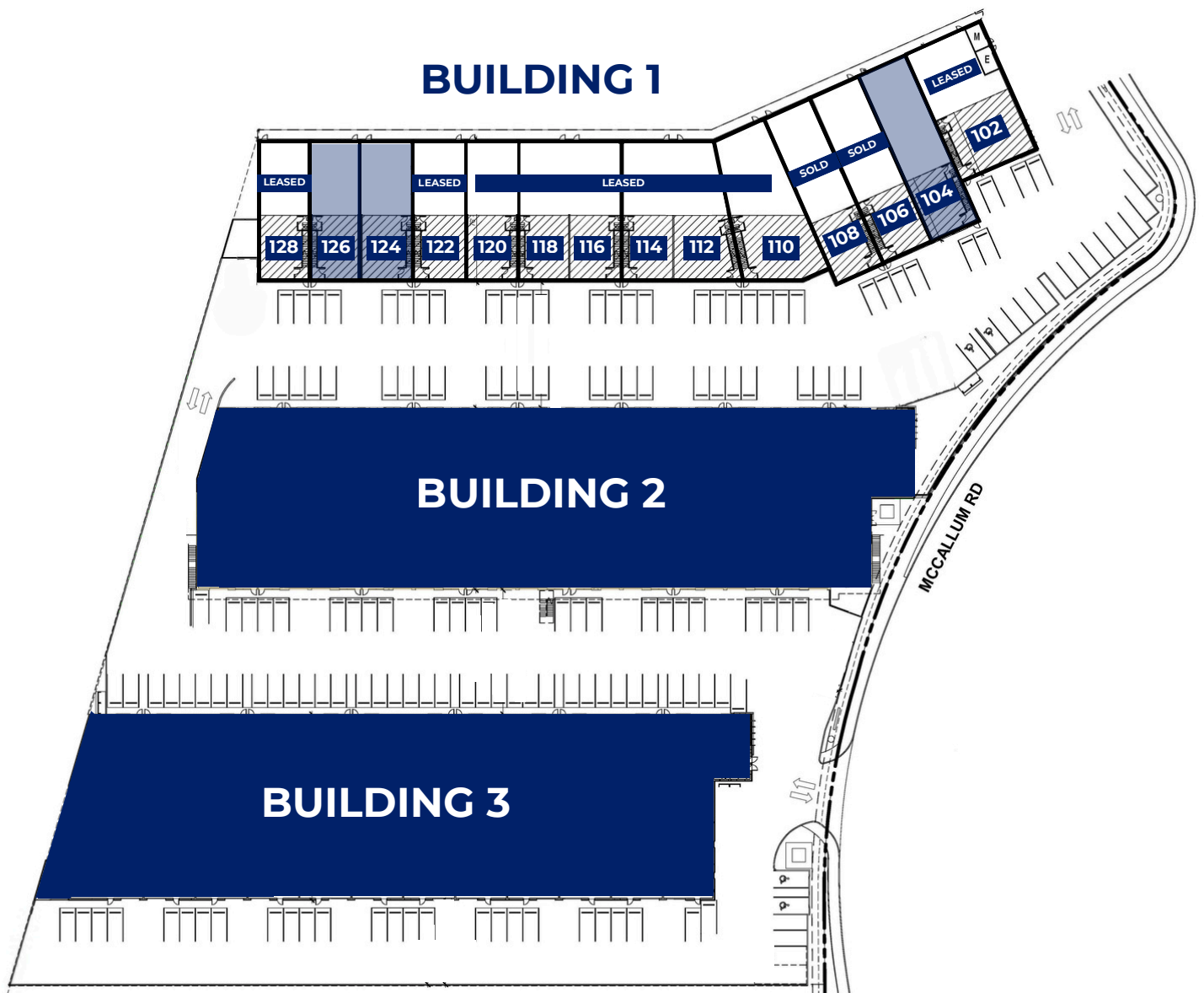
### LAYOUT

Open concept warehouse with 2nd level

### FINISHES

LED lights, warehouse fan, extensive glazing throughout, electrical outlets, and more

# FLOOR PLAN / SITE PLAN

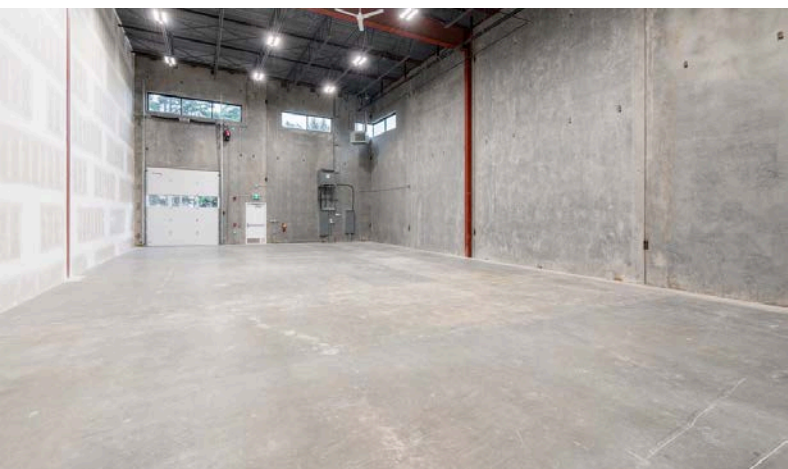
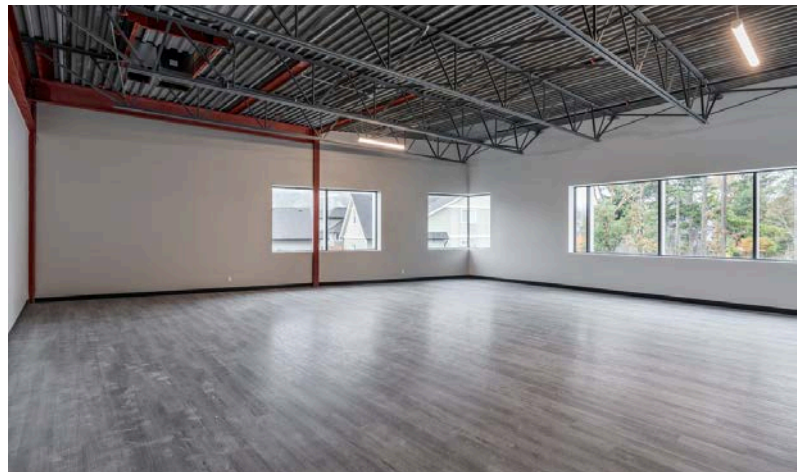
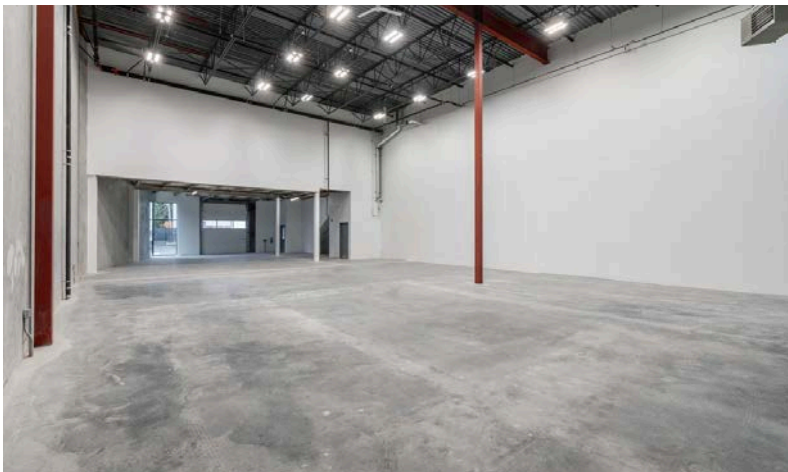
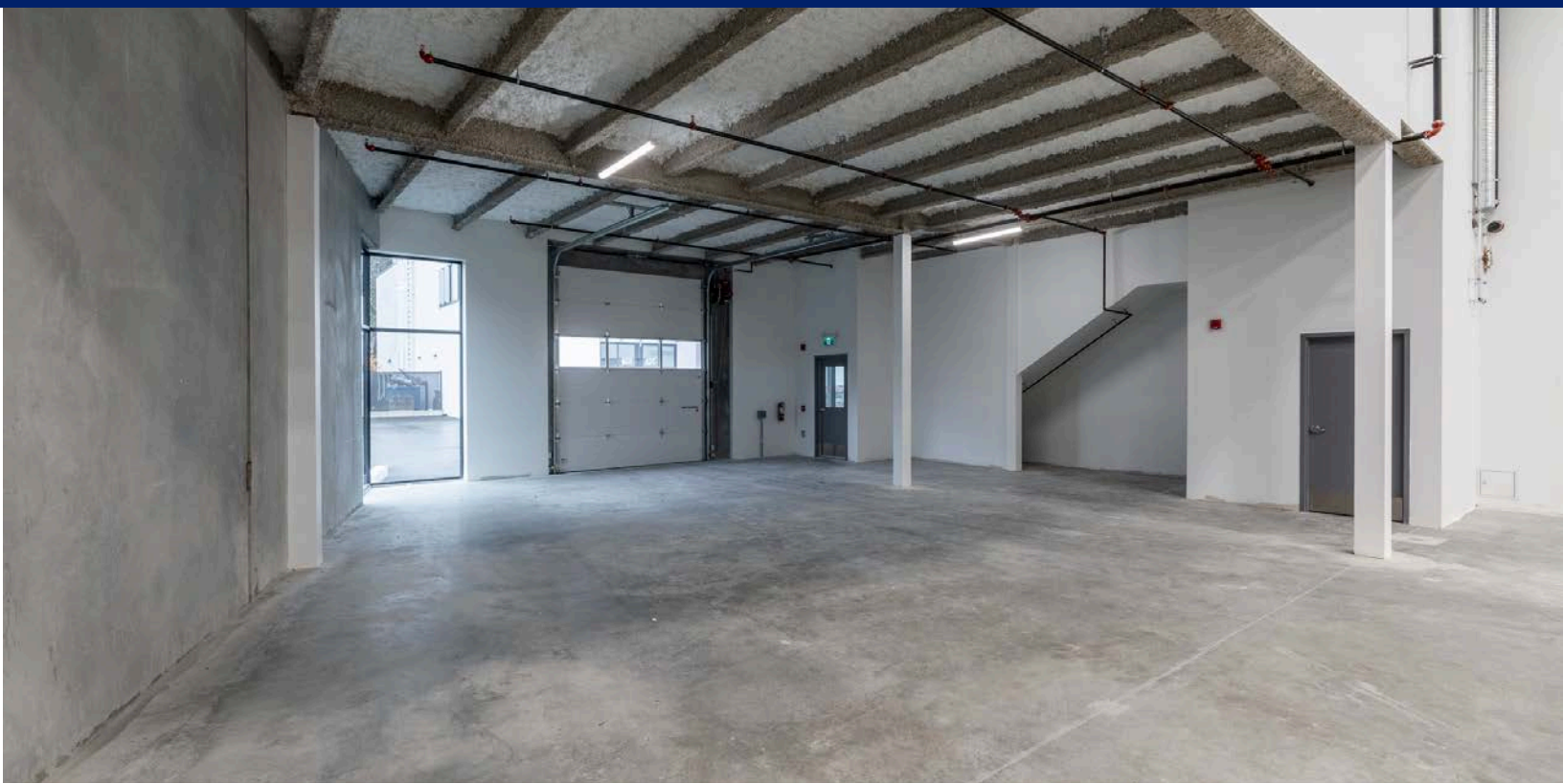


### 3 Available Units: Building 1 - 830 McCallum Road

Unit	Main (SF)	Mezz	Total (SF)	Parking	Loading	Sale Price
102				LEASED		
104	2,786	1,029	3,815	2	1 Grade	\$1,621,375
106				SOLD		
108				SOLD		
110 - 120				LEASED		
122				LEASED		
124	2,149	1,008	3,157	2	1 Grade	\$1,341,725
126	2,149	1,008	3,157	2	1 Grade	-
128				LEASED		



# 830 MCCALLUM ROAD | LANGFORD





# 830 MCCALLUM ROAD | LANGFORD



This centrally located property offers an unparalleled business advantage with immediate access to the Trans-Canada Highway, ensuring seamless connectivity to Greater Victoria, the Saanich Peninsula, Nanaimo, and beyond. Its high-visibility location places it at the center of Langford's rapidly expanding commercial and retail hub, surrounded by an impressive mix of national and regional brands.

Anchored by major retailers such as Costco, Save-On-Foods, Home Depot, Best Buy, Walmart, and Staples, as well as popular dining and hospitality options like Starbucks, Tim Hortons, and the Four Points by Sheraton, the property benefits from strong foot traffic and a dynamic business ecosystem.

This strategic location provides exceptional accessibility and exposure, making it a prime choice for businesses looking to thrive in one of Canada's fastest-growing cities.

## TRADE AREA & DRIVE TIMES

**SAANICH CORE** + 12 MINUTES

**DOWNTOWN VICTORIA** + 18 MINUTES

**VICTORIA AIRPORT** + 30 MINUTES

**SWARTZ BAY FERRY** + 35 MINUTES

**DUNCAN** + 40 MINUTES

**NANAIMO** + 1 HOUR 20 MINUTES

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## For more information contact:

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