

NAICommercial



Est. Completion
November 2023



FOR PRE-LEASE | #209 & 210 - 830 McCallum Road, Langford, BC

CLASS A INDUSTRIAL FLEX SPACE - 3,747 SF TO 7,494 SF

- ▶ Upper Units in Cornerstone Building Two
- ▶ 25' ceiling heights
- ▶ Direct access from City Gate Blvd
- ▶ 12' (h) x 10' (w) grade loading

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NAI Commercial

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Salient Details

Available Area

Unit 209	3,747 SF
Unit 210	3,747 SF
Total	7,494 SF

Asking Net Rate

\$21.00/SF

Additional Rent

Contact listing agent

Zoning

MUE2

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Parking

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

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Location

Strategically located directly across from Costco on McCallum Road in Langford, BC. Countless amenities including Save-On-Foods, The Home Depot, Staples, Best Buy, Pharmasave, and more are within the immediate area and easy access to Trans-Canada Hwy 1. Langford is one of the fastest-growing communities in all of Canada with 31.8 percentage increase from 2016 to 2021 (Stats Canada).

Unit Description

Opportunity to occupy up to 7,494 SF of brand-new industrial strata space. These upper units in Building Two can be leased separately or together. Quality construction and design from a top-tier developer.

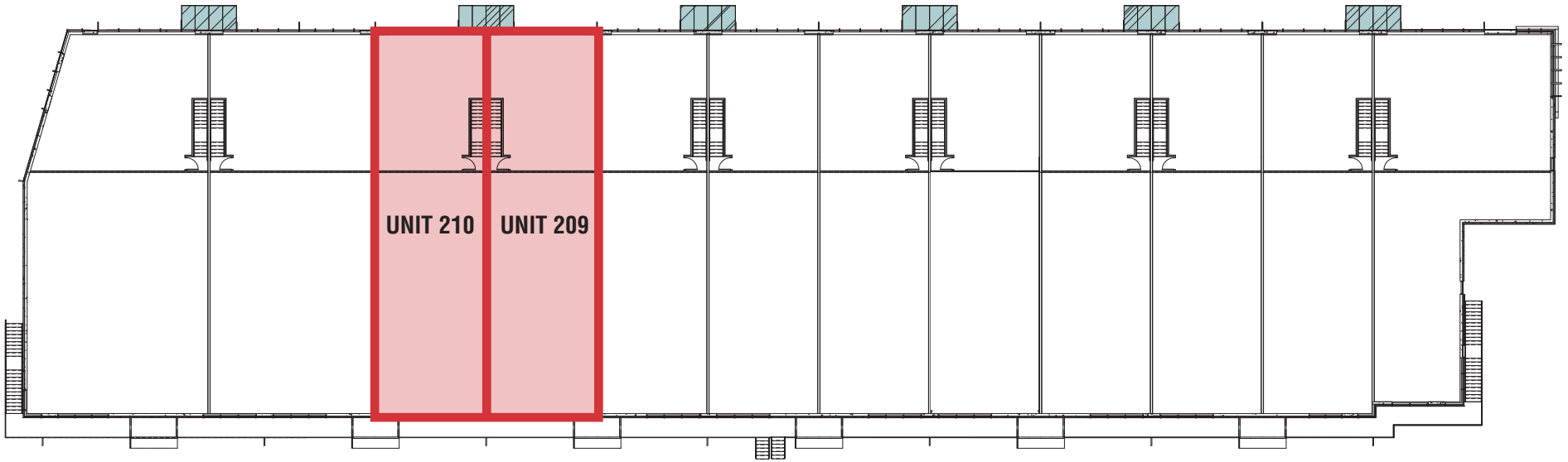
Key Features

-  25' clear warehouse ceiling heights (upper units)
-  Contemporary storefront and extensive glazing
-  One 12' high x 10' wide grade level loading door per unit
-  3-phase power (200 amp)
-  ESFR Sprinklers
-  Heavy main floor load capacity (300 lbs/SF)
-  Mezzanine floor load capacity (50lbs/SF)
-  Accessible washroom built-out, on ground floor
-  Plumbing rough-in provided for mezzanine level
- HVAC unit provided for mezzanine
- Separately metered utilities

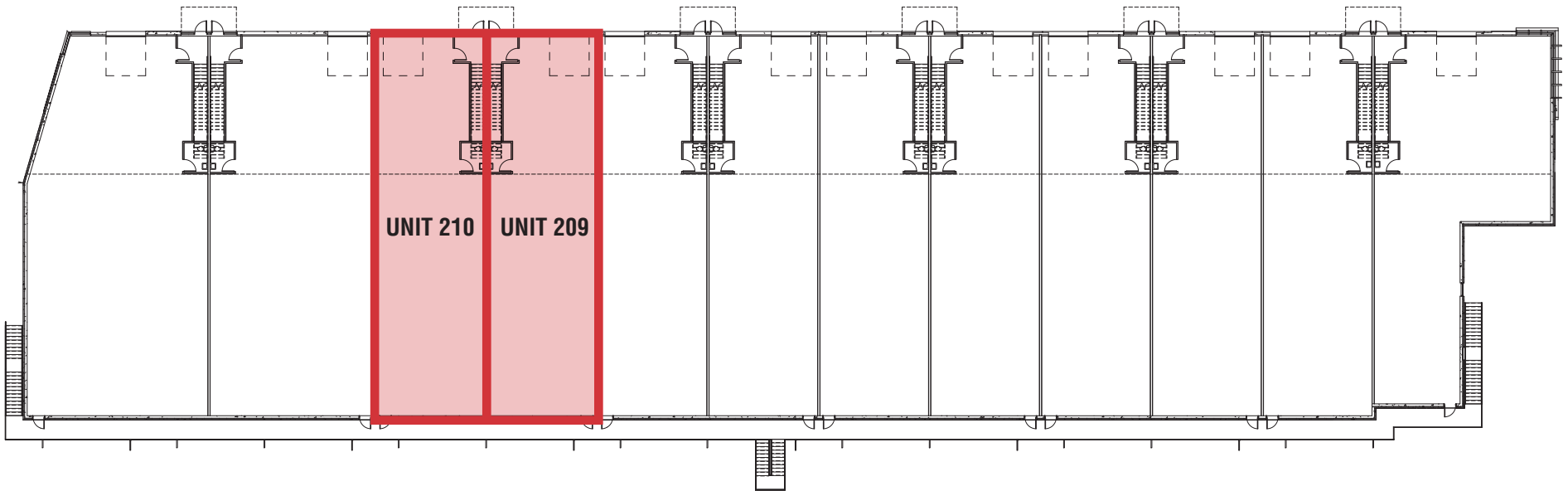
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Site Plan

Mezzanine



Upper Level





Drive Times

from 830 McCallum Road

13 MIN 11 KM to Royal Oak

18 MIN 15 KM to Downtown Victoria

30 MIN 27 KM to Sooke

70 MIN 98 KM to Nanaimo



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