

FOR LEASE

CORNERSTONE BUILDING 3 19,000 SF WAREHOUSE

UNITS 103 - 111 - 834 MCCALLUM ROAD, LANGFORD



JBW
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THE OFFERING | 19,000 SF Warehouse



The Opportunity

Rare opportunity to lease 19,000 SQFT of rear loading warehouse space within the heart of Langford's business district in an unbeatable location.

Located within IntraUrban Cornerstone, the latest premier industrial strata project by PC Urban, these 5 contiguous units in Building 3 present a unique chance to secure brand-new, high-quality industrial space.

Boasting Twenty-Five (25) parking stalls and Five (5) rear grade loading doors, this unique offering provides an end user with a balanced mix of warehousing, showroom, and second floor flex space.

- **19,000 SF of Brand New Warehouse Space**
- **Five (5) Rear Grade Loading Doors**
- **25 Parking Stalls**
- **Available Immediately**

SALIENT FACTS

CIVIC ADDRESS:

834 McCallum Road, Langford, BC

SIZE BREAKDOWN:

Warehouse: 13,960 SQFT
Second Floor: 5,040 SQFT
Total: 19,000 SQFT

ZONING:

Mixed-Use Employment (MUE2)

MUNICIPALITY:

Langford

BASE RENT:

\$18.00 / SQFT

ADDITIONAL RENT:

\$7.00 / SQFT



INTRAURBAN | CORNERSTONE



ZONING:

The property accommodates a wide variety of businesses under Langford's Mixed-Use Employment 2 (MUE2) Zone, such as:

- Business and Technology Uses
- Electronics sale, service and manufacturing
- Equipment sales
- Office
- Specific fitness uses
- Specific recreation facility uses
- Research and development facility
- Contractor services
- Special wholesale
- Industrial use
- Warehouse



PROPERTY FEATURES:

YEAR BUILT

2024

ACCESS/EGRESS

Highway 1 - McCallum Road, Langford, BC

FRONTAGE

McCallum Road Retail Frontage

CONSTRUCTION

Concrete Tilt-Up Construction

STOREYS

Two

LOADING SIZE

Five (5) 12' x 10' Rear Grade Level Loading

PARKING

25 Parking Stalls

CEILING HEIGHT

25'0" Clear Span Warehouse Height

LIGHTING

Extensive Motion Sensor LED Lighting

ELECTRICAL

Five (5) x 200 AMP, 208/120 Volt, 3-Phase Power

PLUMBING

Five (5) x 2 Piece Washroom

HEATING

Gas Fired Heater in Warehouse

NATURAL GAS

Natural Gas Connections

SPRINKLERS

ESFR Sprinklers

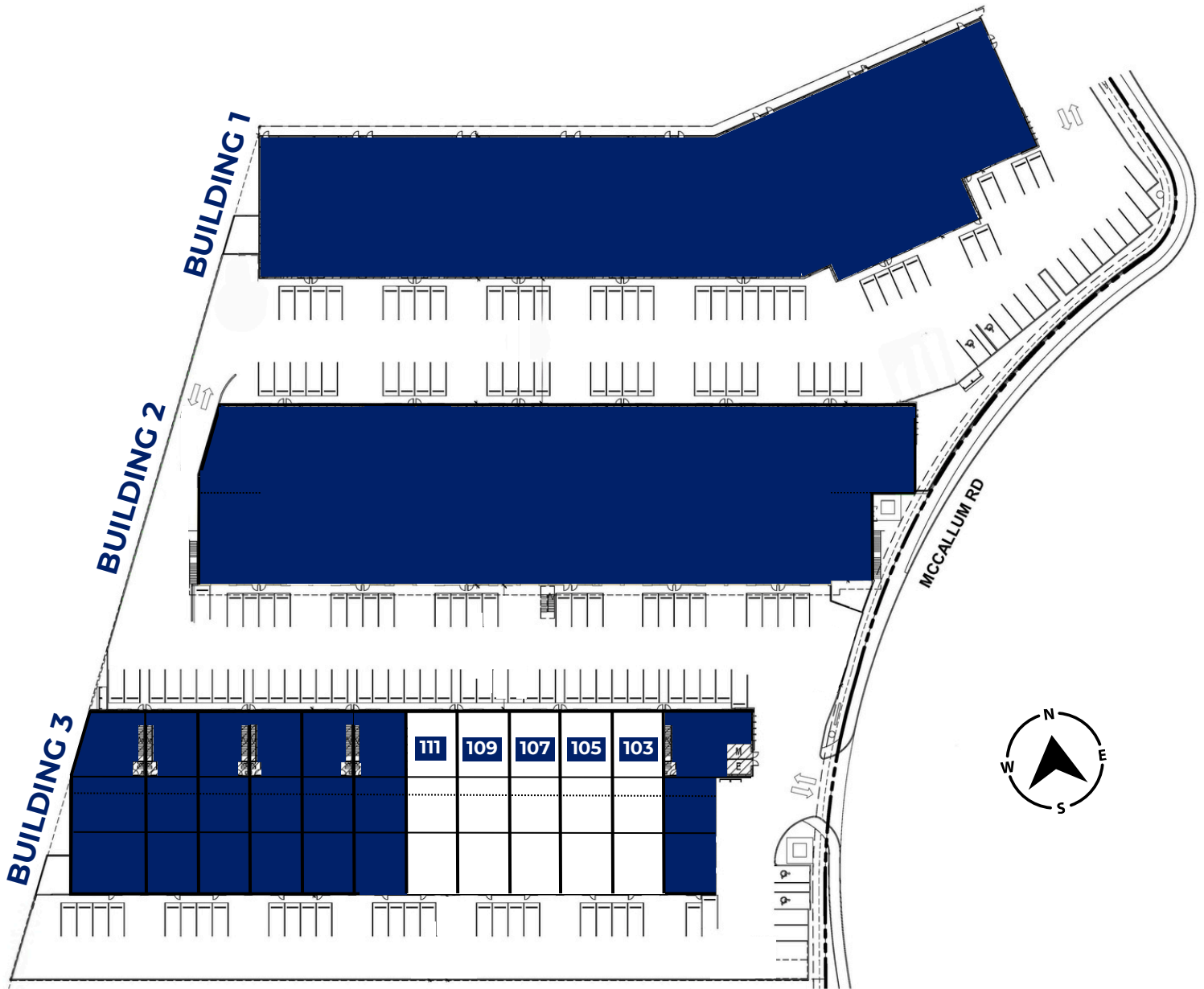
FLOOR LOAD

300 LBS/SF on Suspended Slab

LAYOUT

Open Concept Warehouse & 2nd Level

SITE PLAN | BUILDING 3

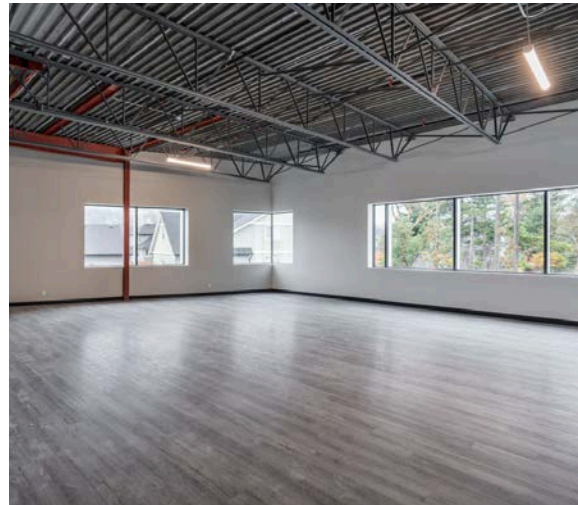


Building 3 - 834 McCallum Road, Langford

Unit	Main (SF)	Mezz (SF)	Total (SF)	Parking	Loading	Price/SF	Total Monthly Price
103	2,792	1,008	3,800	5	1	\$18.00	\$7,917.00
105	2,792	1,008	3,800	5	1	\$18.00	\$7,917.00
107	2,792	1,008	3,800	5	1	\$18.00	\$7,917.00
109	2,792	1,008	3,800	5	1	\$18.00	\$7,917.00
111	2,792	1,008	3,800	5	1	\$18.00	\$7,917.00
TOTAL	13,960	5,040	19,000	25	1	\$18.00	\$39,583.33

**Option to lease individual units available.*

834 MCCALLUM ROAD | LANGFORD



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LOCATION

IntraUrban Cornerstone offers unmatched connectivity, making it a prime location for diverse businesses. With direct access to major transportation corridors like Highway 1, it ensures efficient logistics and dependable connections. Its strategic location near key transportation routes provides seamless access to Greater Victoria's trade areas, along with short travel times to Victoria International Airport (YYJ), the Swartz Bay BC Ferry Terminal, and business hubs such as Duncan and Nanaimo.

Situated in the center of a well-established trade zone, IntraUrban Cornerstone delivers reduced transportation costs, improved access to suppliers, and proximity to local markets, enhancing overall competitiveness. This premier location positions your business or investment at the heart of Greater Victoria, paving the way for long-term success and growth.

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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