

**FOR LEASE**

# LIGHT INDUSTRIAL FLEX WAREHOUSE

211 & 213 - 832 MCCALLUM ROAD, LANGFORD



**JBW**  
COMMERCIAL

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# THE OFFERING | \$16.00 / SQFT



## THE OPPORTUNITY

Don't miss this chance to secure two side by side industrial strata units in Langford's most conveniently located industrial strata development.

IntraUrban Cornerstone, the 14th industrial strata project by PC Urban, showcases top-tier industrial spaces built with the expertise gained from years of delivering exceptional concrete tilt-up developments.

## ZONING:

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

- Business and Technology Uses
- Business support service
- Catering
- 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

- **Direct Highway Access**
- **Warehouse + Second Level**
- **12' x 10' Loading Bay Doors**
- **Newly Constructed Product**

## SALIENT FACTS

### CIVIC ADDRESS:

211 & 213 - 832 McCallum Road, Langford, BC

**TOTAL SIZE:** ± 3,747 - 7,494 SQFT

### SIZE BREAKDOWN:

Main Floor: ± 2,739 SF (5,478 SF combined)  
Second Floor: ± 1,008 SF (2,106 SF combined)

**ZONING:** Mixed Use Employment 2 (MUE2)

**PARKING:** 2 Parking Stalls / Unit

**CEILING HEIGHT:** 25'0" Clear Span Height

**LIGHTING:** Motion Sensor LED Lighting

**ELECTRICAL:** 200 AMP, 208/120 Volt, 3-Phase

### PLUMBING:

2 Piece Washroom & Secondary Rough-In

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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 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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## For more information contact:

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