

For Lease

895 Station Avenue

Langford, BC



23,000 Sq. Ft. Industrial Building on 1.52 Acre Lot

- ✓ Standalone industrial building with great location in central Langford
- ✓ Efficient layout with ample industrial areas, office space, yard space, and parking
- ✓ Easy access to all of Greater Victoria and beyond via Highway 1
- ✓ Well-maintained building with excellent services

Contact Us

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James Murray, PREC

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BUILDING

23,000 SF

YARD

28,000 SF (approx.)

NET RENT

\$19.00 per SF

ADDITIONAL RENT

\$4.98 per SF (2023 est.)

YARD RENT

\$3.00 per SF (Gross)

LOADING

2 grade-level loading doors +
1 dock-level loading door

PARKING

29 stalls + secure yard area

ZONING

C3 – District Commercial

AVAILABLE

April 1, 2023

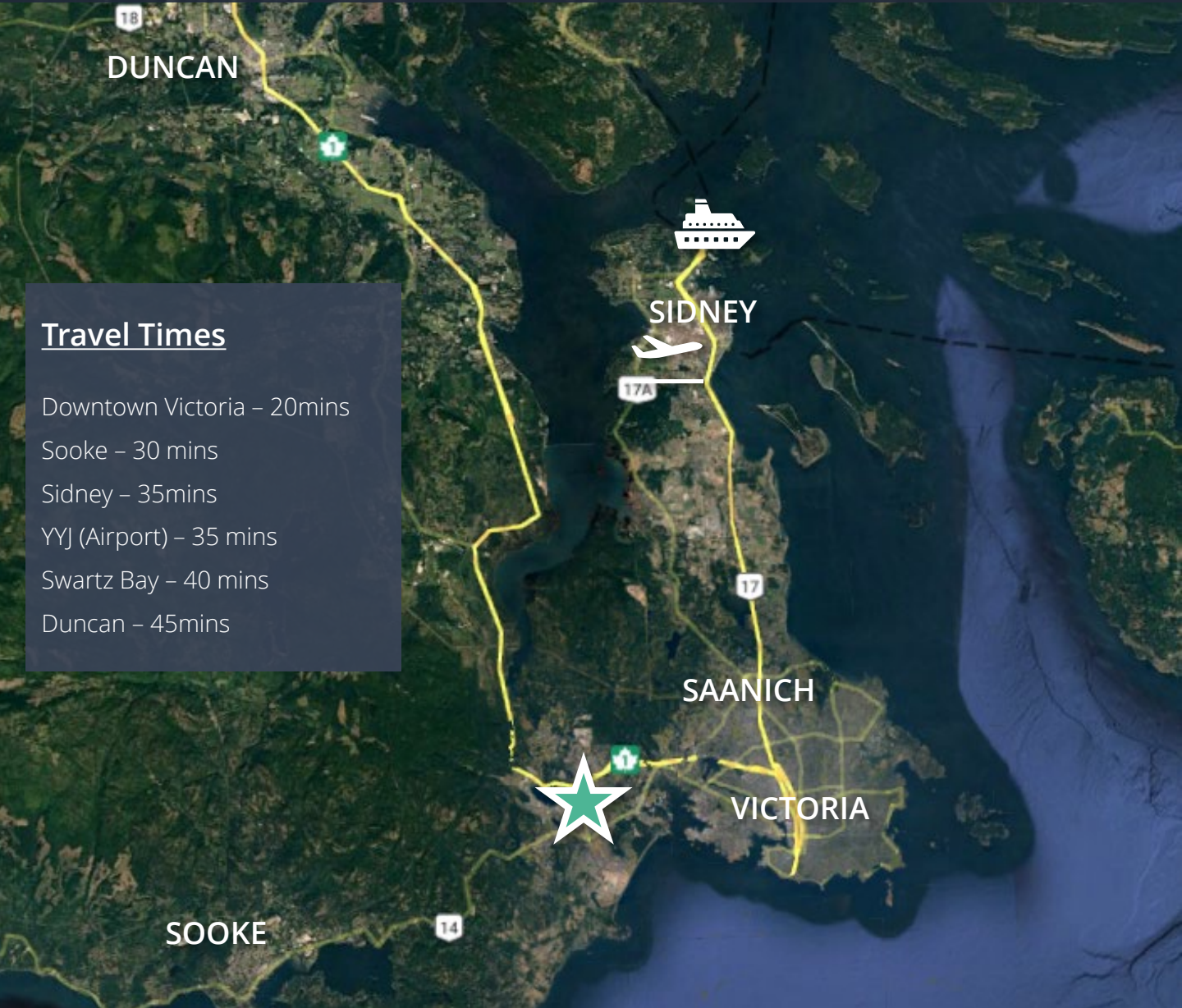
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Opportunity

Unique chance to lease a standalone industrial building with ample yard space, parking, and office areas. The subject building is ideal for any company servicing the south island due to its ease of access and proximity to the Trans Canada Highway.



Area Map



Travel Times

Downtown Victoria – 20mins

Sooke – 30 mins

Sidney – 35mins

YYJ (Airport) – 35 mins

Swartz Bay – 40 mins

Duncan – 45mins

Contact us for more information

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**AVISON
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