



108 - 4342 Westshore Parkway, Langford BC

Highly desirable unit at Westshore Business Park **for lease**

Jaideep Pannu

Personal Real Estate Corporation
Associate Vice President
+1 250 414 8445
jaideep.pannu@colliers.com

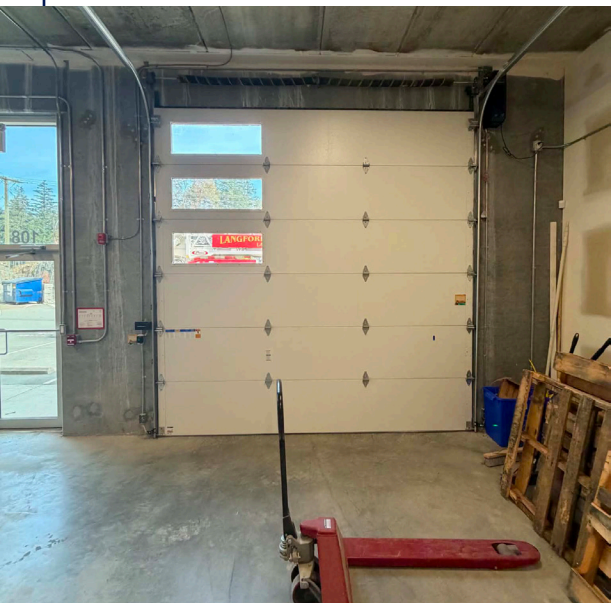
Colliers



Property Overview



Colliers is pleased to present the opportunity to lease a brand-new state of the art 3,425 SF industrial strata unit at Westshore Business Park with flexible Business Park (BP2A) zoning.



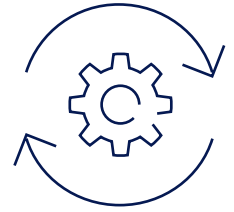
Property Features

- One (1) grade level loading door (12' X 12')
- Four (4) designated parking stalls
- 26'4" clear ceiling height in the warehouse
- 14" ceiling height under the mezzanine
- 11'4" clear ceiling height in mezzanine
- One (1) two-piece washroom located in the warehouse with 10-gallon hot water tank
- Concrete slab on grade foundation (floor load capacity of 250 bs. PSF)
- Construction: tilt up concrete & precast concrete, hollow-core floors by Eagle Builders
- Natural gas distribution lines provided to the unit
- Signage available



Year Built	2023
Size	3,425 SF
Asking Net Rent	\$19.00 PSF
Additional Rent (2026)	Contact Listing Agent

Property Zoning



Business Park 2A (BP2A)

Permitted uses include, but are not limited to:

- Animal Hospital in enclosed buildings
- Automobile parts and accessories sales and repair facility
- Automobile rental and sale facility
- Bakery
- Building and lumber supply store
- Car wash
- Carpentry shop
- Catering
- Commerical nursery and green house
- Concrete plan
- Contractor service
- Crematorium
- Equipment sales
- Film production studio
- Financial institution
- Fitness center
- Garden center
- Group daycare
- Industrial use, general
- Industrial use, light
- Mini storage facility
- Medical clinic
- Office
- Recycling depot
- Recycling facility
- Rental of goods and equipment
- Research development facility
- Restaurant
- Warehouse



For more information,
please contact the listing agent:

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