

Langford Heights

Victoria's Premier Business Park

Industrial Land Lots for Sale



Introducing Victoria's Premier Business Park

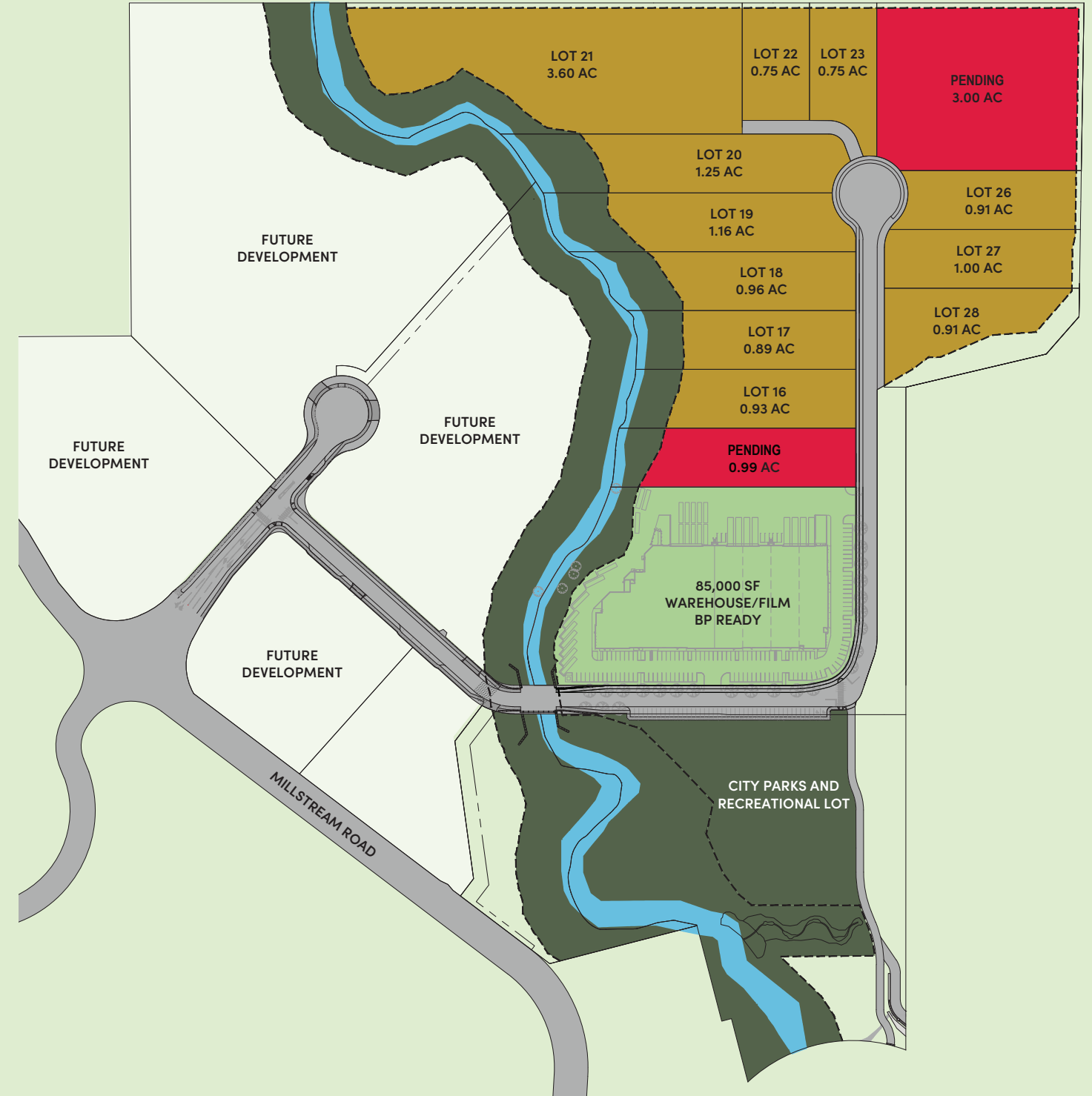
Langford Heights Business Park offers fully serviced industrial land lots in Langford, BC, one of Canada's fastest growing communities.

With some of the lowest industrial vacancy rates in Canada, Langford is in high demand. Langford Heights Business Park will offer high-quality, modern commercial space to support the growth of local companies and attract new businesses to this thriving Vancouver Island market.

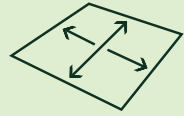
Langford Heights Business Park allows for a wide variety of uses and will be supported by strong commercial and retail businesses in the immediate vicinity, unparalleled connectivity to Vancouver Island's transportation networks, and on-site amenities including walking trails and several acres of protected parkland.

Completion Spring 2025

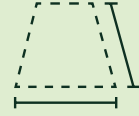
Contact listing agents for pricing



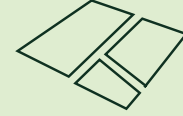
Project Highlights



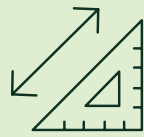
Zoned and serviced land in a master-planned business park



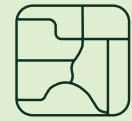
Flexible building and yard storage options



Flexible lot sizes starting from .75 acres



Build-to-suit opportunities



BP 9 Zoning (industrial, retail, office, film production)



Completion Spring 2025



Highly accessible location minutes from the Trans-Canada Highway



8 acre park with recreational green space and trails





Connected and Accessible

Situated in a natural environment and located in one of Canada's fastest growing areas, Langford Heights Business Park is the perfect place to position your business. The area benefits from major transportation routes with direct access to the surrounding communities of Greater Victoria, offering unparalleled convenience and accessibility.

Drive Times

Destination	Minutes	Kilometers
Bear Mountain	2	1
Trans-Canada Highway	4	2
Langford City Centre	6	4
Downtown Victoria	21	15
Victoria International Airport	32	32
Swartz Bay Ferry Terminal	40	36
Duncan	45	50
Nanaimo	80	100



Zoning and Uses

Permitted Uses

The following uses are permitted in the BP9 Zone:

- Accessory uses, buildings and structures
- Adult day services
- Animal hospital
- Auction
- Automobile parts and accessories sale, installation and repair facility
- Automobile rental and sale facility
- Bakery
- Building and lumber supply store
- Business park office
- Business support service
- Cardlock gasoline service station
- Catering
- Contractor service
- Dormitory
- Electric or hybrid vehicle charging facility
- Equipment sales, service, repair and rental facility
- Film production studio
- Financial institution
- Group daycare
- Green energy and heat production
- Hotel
- Household equipment
- Industrial use, general
- Industrial use, light
- Licensed premises
- Mini-storage
- Personal service establishment
- Pet daycare
- Recording and broadcast studio
- Research and development facility
- Restaurant
- Retail store
- Training and education facility
- Veterinary practice



Project Team



Bastion Development Corporation

Bastion Development Corporation has built a diverse portfolio from high-rises to business parks throughout Metro Vancouver, Vancouver Island, and California. For over 40 years, Bastion has approached every project by identifying the needs of the end-users and surrounding community, seamlessly integrating form, function, and environment. Whether it is a landmark tower or an expansive master-planned community, Bastion handles all aspects with expertise from concept to completion.

bastion.ca



Strand

Deeply rooted in British Columbia for nearly five decades, Strand has delivered a portfolio of dozens of commercial buildings and over 47,000 homes across North America. With a strong commitment to timeless design and a disciplined approach, Strand is investing in the future of our region with over 4,000 homes and 1.0m SF of office and industrial in the pipeline.

stranddev.com



Colliers Canada

Colliers is a leading global real estate services and investment management company. With operations in 68 countries, their 15,000 enterprising people work collaboratively to provide expert advice and services to maximize the value of property for real estate occupiers, owners and investors. For more than 25 years, their experienced leadership team, owning approximately 40% of our equity, have delivered industry-leading investment returns for shareholders. In 2019, corporate revenues were more than \$3 billion (\$3.5 billion including affiliates), with more than \$33 billion of assets under management. Learn more about how Colliers accelerates success at corporate.colliers.com, or LinkedIn.

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