

1022 MCCALLUM ROAD | LANGFORD, BRITISH COLUMBIA **BUILD-TO-SUIT LEASE OPPORTUNITY**



FOR MORE INFORMATION PLEASE CONTACT:

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CBRE

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BUILD-TO-SUIT LEASE OPPORTUNITY

OPPORTUNITY

1022 McCallum Road provides the opportunity to lease a build-to-suit state of the art retail/ office/ service commercial facility in a highly visible location in Greater Victoria's fastest growing municipality. The developer will provide the tenant with a custom designed facility that meets specific operational requirements.

LOCATION

The subject property is located at the intersection of the Trans Canada Highway and McCallum Road/Spencer Road in Langford, BC. The location provides for easy servicing of Langford and the surrounding municipalities that make up the Westshore. It also benefits from being only a fifteen minute drive to downtown Victoria.

AVAILABLE SPACE:

Up to 8,500 sq. ft.

LEASE RATE:

Please contact Listing Agent for further details.

OP COSTS & TAXES:

\$7.50 per sq. ft. (2016 estimate)

LOT SIZE:

Approx. 24,650 sq. ft.

PARKING

On-site surface parking

ROAD ACCESS:

McCallum Road off Hwy #1

ZONING:

C3 - District Commercial

PERMITTED USES:

Uses include but are not limited to: accessory buildings and uses; animal hospitals; appliance repair; automobile and boat showrooms; bakery; business colleges and trade schools; film production studio; financial institutions; offices; refund container return deposits; sale of automobile, truck, boat, camper vehicle and parts and accessories; retail stores; wholesale and storage.



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