

FOR SALE

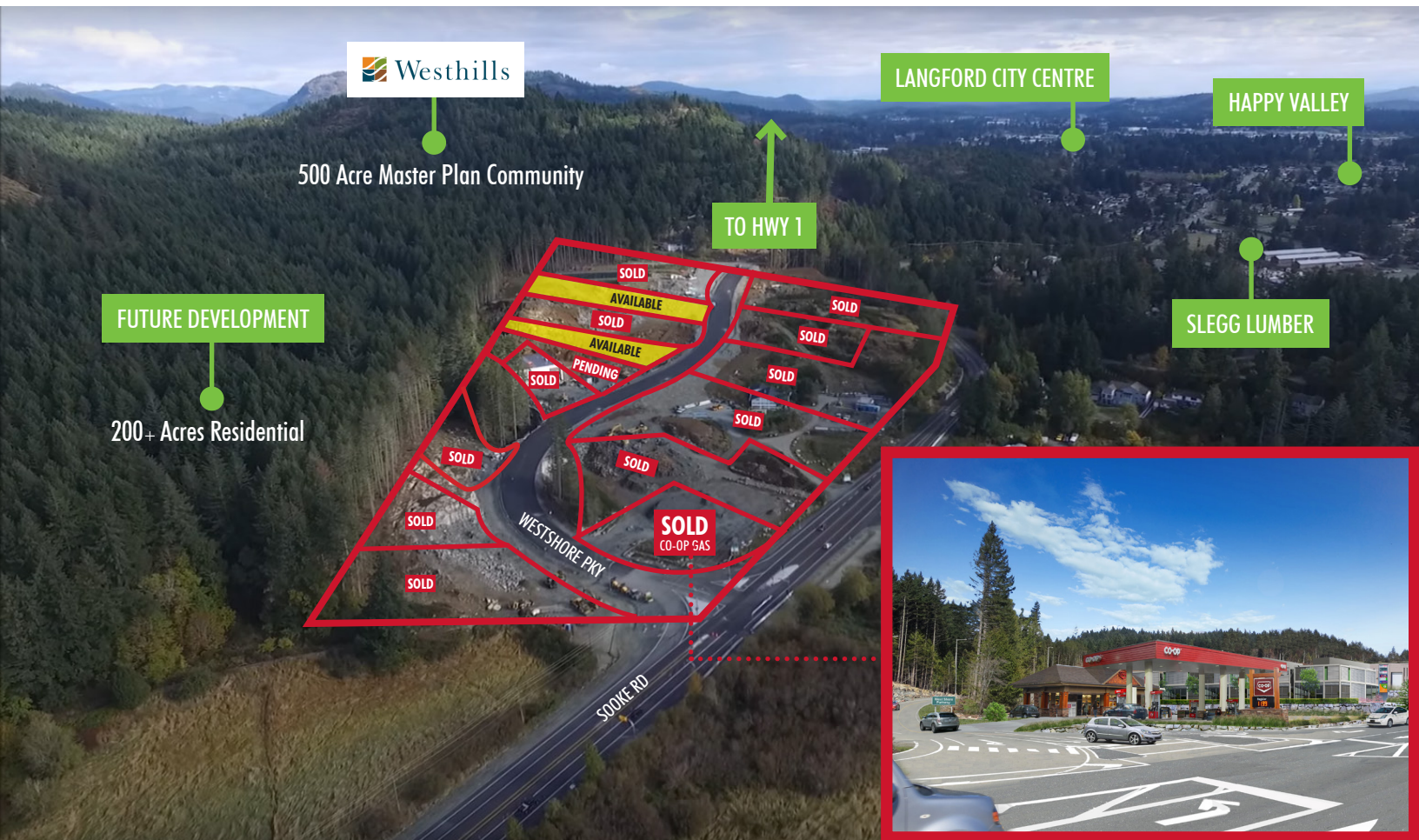
SERVICED AND ZONED COMMERCIAL LOTS

- ✓ Lots ranging from 1.05 up to 1.59 acre parcels
- ✓ Westshore Parkway connecting Highway #1 to Sooke Road
- ✓ Location provides for excellent access to key transportation routes
- ✓ Build to suit packages are available for sale
- ✓ Ideal for owner-occupiers of light industrial or service commercial business

GLENSHIRE BUSINESS PARK

WESTSHORE PARKWAY AND HIGHWAY 14

LANGFORD, BRITISH COLUMBIA



FOR MORE INFORMATION PLEASE CONTACT:

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GLENSHIRE BUSINESS PARK WESTSHORE PARKWAY AND HIGHWAY 14

LANGFORD, BRITISH COLUMBIA

THE OPPORTUNITY

To purchase serviced and zoned commercial lots in the Glenshire Business Park.

BUILD-TO-SUIT

The developer will work with potential purchasers to provide a custom designed facility that meets specific operational requirements.

LOT SIZE

Lot configurations remaining ranging in size from 1.05 to 1.59 acre parcels.

SERVICING

Each lot at Glenshire Business Park will be serviced with the following: water well and perc tested, 3 phase power, natural gas, high speed internet and telephone service (available to the lot line). Owners are required to connect to municipal water and sewer and will be responsible for all associated costs.

SITE PREPARATION

Cleared with services to the lot line: BC Hydro, Fortis BC, natural gas, domestic water, dry municipal sewer (to be connected to City of Langford's municipal sewer in 2019).

PRICE

\$38.00 - \$42.00 per sq. ft.

Please contact agents for exact pricing details.



TRAFFIC COUNTS

Eastbound (from Sooke to Langford) 7,740 vehicles per day
Westbound (from Langford to Sooke) 7,740 vehicles per day

Total daily volume on Sooke Road 15,480 vehicles per day



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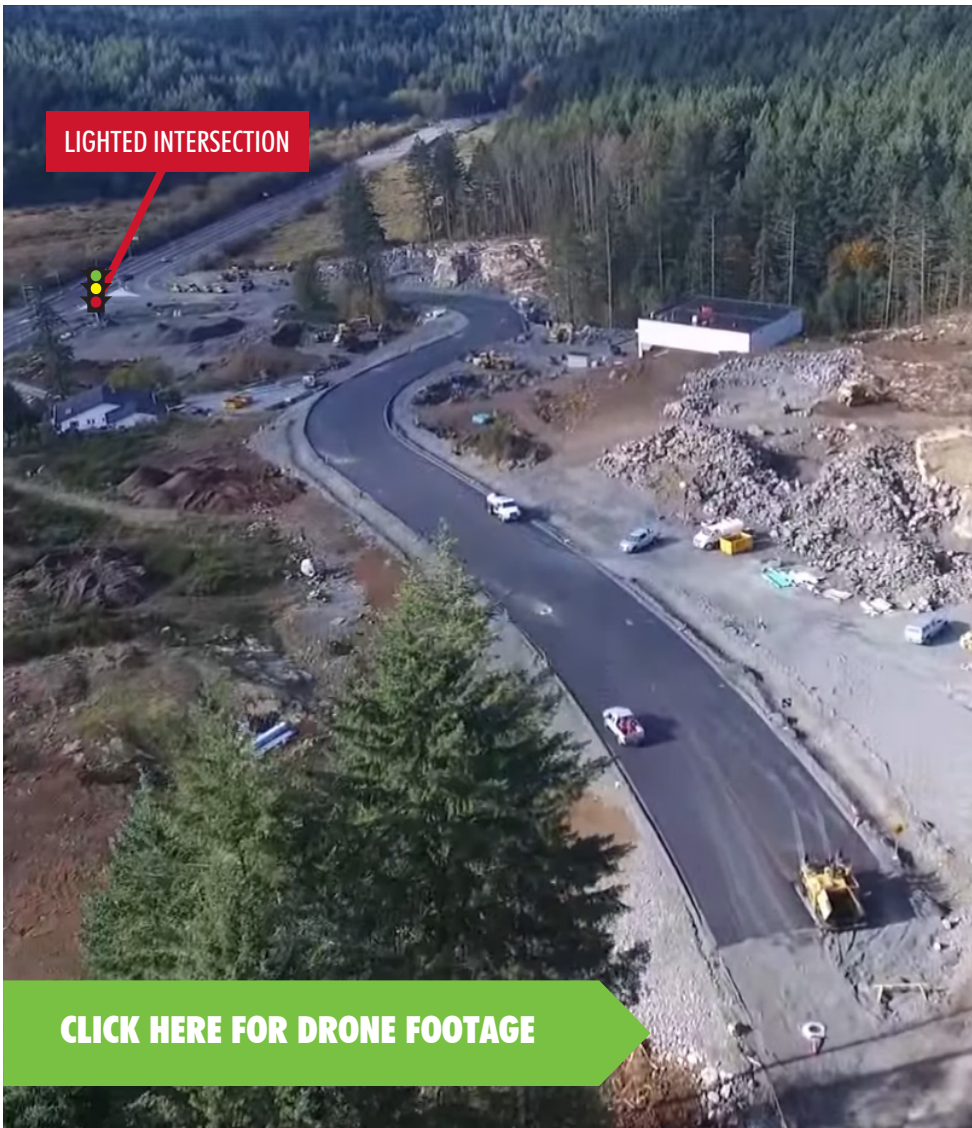
FLEXIBLE DEVELOPMENT LOT SIZES

LANGFORD, BRITISH COLUMBIA

ZONING

Business Park 2A (BP2A — Sooke Road West) Zone. Allows for a wide range of uses including but not limited to:

- :: Building and lumber supply establishments
- :: Concrete and concrete products manufacturing and sale
- :: General industrial uses including truck terminal facilities
- :: Gymsnasiums
- :: Light industrial uses for offices and storage
- :: Recycling depots
- :: Retail sales limited to 25% of the gross floor area of a building
- :: Gravel and aggregate processing and sale
- :: Gasoline service station
- :: Wholesale and storage warehouse buildings
- :: Health establishments and dance studios
- :: Mini storage
- :: Refund container return depots
- :: Metal, fiberglass, concrete or wood manufacturing, fabrication or sale
- :: Carpentry shops
- :: Coffee shops
- :: Commercial nurseries and greenhouses
- :: Light manufacturing and assembly
- :: Offices
- :: Restaurants including drive-ins and drive-thrus
- :: Rental and repair shop



FOR SALE FLEXIBLE DEVELOPMENT LOT SIZES

LANGFORD, BRITISH COLUMBIA

LOCATION

Glenshire Business Park is situated in a highly visible location at Westshore Parkway and Sooke Road and is just a 5 minute drive to Langford's main commercial core. With easy access to the Trans Canada Highway (#1), the location provides for easy servicing of Langford, up-island and the surrounding municipalities that make up the Westshore. It also benefits from being only a twenty minute drive to downtown Victoria. Businesses in the area include Slegg Lumber, Kal Tire, and Sysco, to name a few.



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