

FOR LEASE SERVICE COMMERCIAL WITH DOCK LOADING UNIT 148 - 1047 LANGFORD PARKWAY Langford, BC



- ▶ Spacious and stylish modular design
- ▶ 22' clear height ceilings
- ▶ 9' ceilings in the office and board room
- ▶ Dock level loading
- ▶ Customer parking onsite
- ▶ Reserved parking in the front and back
- ▶ 20' x 30' open office and board room
- ▶ 12' x 13' private office



CBRE

HULL'S BUSINESS PARK

Prime Service Commercial/ Warehouse

The Opportunity

Located in the heart of Langford's commercial core in Hull's Business Park, the subject property offers excellent exposure to Langford Parkway. The unit is suitable for a wide range of uses including light industrial, office, wholesale, and warehousing.

The Details

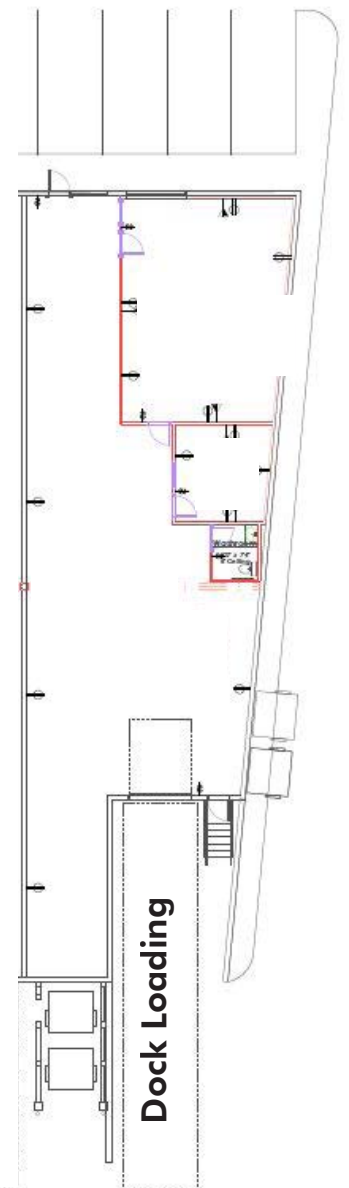
Leaseable Area	2,915 Sq. Ft.
Rental Rate	\$15.50 per Sq. Ft.
Operating Costs & Taxes	\$5.77 per Sq. Ft. (Estimate)
Availability	1 Month Notice

The Zoning

CD-2 - Comprehensive Development

Uses permitted but not limited to:

- ▶ Light Industrial
- ▶ Office
- ▶ Wholesale
- ▶ Warehousing
- ▶ Retail as accessory
- ▶ Business and colleges and trade schools



Unit 148



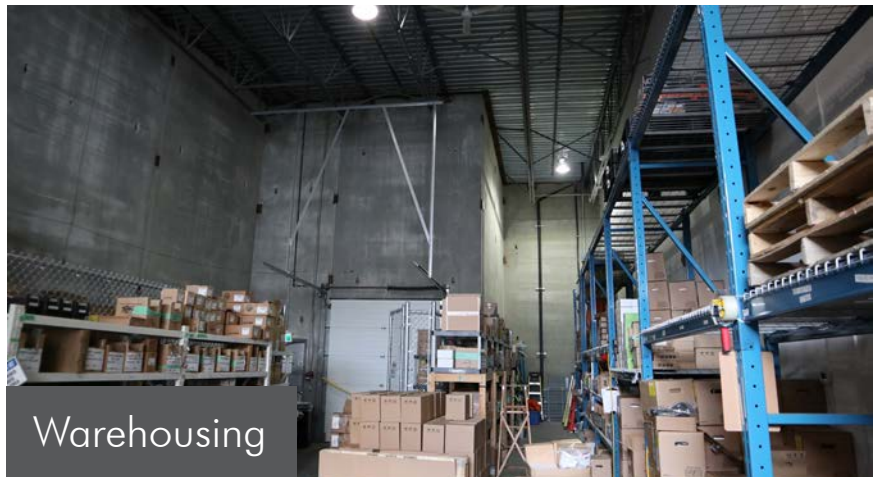
- ▶ Clear span warehouse space
- ▶ Gas fired overhead heater
- ▶ Fully sprinklered
- ▶ 3 phase amp 120/208 volt electric service



Storefront



Classroom/ Open Office



Warehousing



Langford Lake

Glen Lake

★ SUBJECT PROPERTY

Belmont Market

Capital Iron

Quality Foods

Westshore Town Centre

Cineplex

Canadian Tire

Walmart

Superstore

Veterans Memorial Pkwy

Langford Pkwy

Lowe's

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