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.
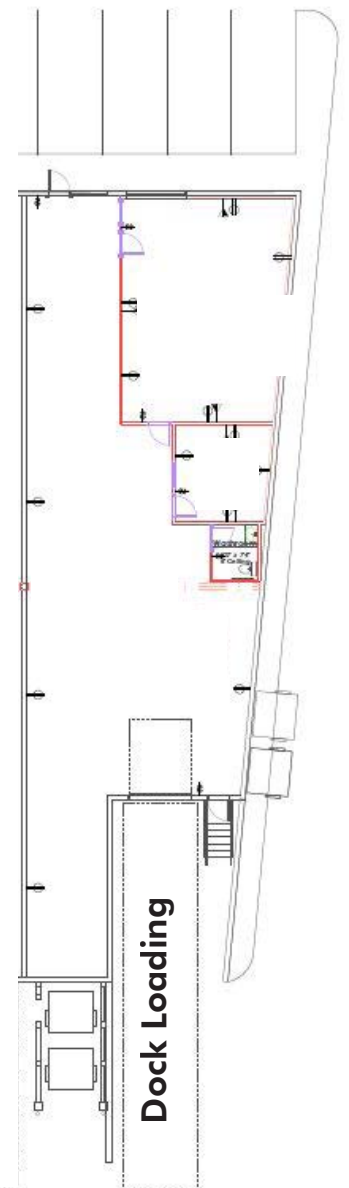
The Details

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
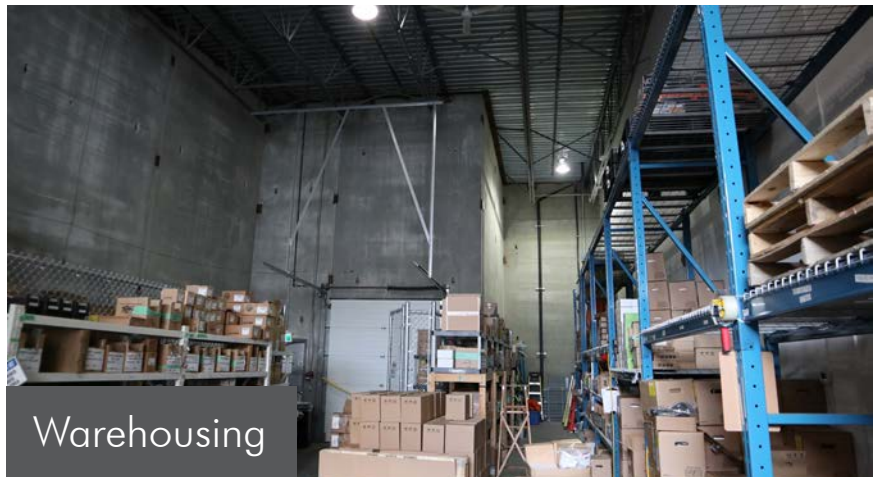
Dock Loading

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

Westhills

Langford Lake

Glen Lake

★ **SUBJECT PROPERTY**

Quality Foods

Belmont Market

Capital Iron

Cineplex

Westshore Town Centre

Canadian Tire

Langford Pkwy

Walmart

Superstore

Veterans Memorial Pkwy

Lowe's

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