

# FOR SUBLEASE

## 2364 Millstream Road Langford, BC



## Warehouse/ Storage Space

- + Dock and grade level loading
- + 20' clear ceiling height
- + Column free building
- + 12' x 12' door



# Warehouse/ Storage Space

## The Opportunity

CBRE Victoria is pleased to present the opportunity to occupy this 4,300 Sq. Ft. warehouse storage space. The property is conveniently located on Millstream Road across from the Millstream Shopping Village and close to the Trans-Canada Highway. The space has high ceilings, a column free design and is serviced with both dock and grade level loading.

## The Details



### Size

4,300 Sq. Ft.



### Lease Rate

\$14.00 per Sq. Ft. to March 10, 2020  
\$16.00 per Sq. Ft. from March 11, 2020



### Operating Costs & Taxes

\$4.50 per Sq. Ft.



### Term

To March 10, 2021

## The Zoning

### BP1 - Business Park Zone

Uses include but are not limited to:

- + Carpentry shops
- + Service and manufacturing
- + Gymnasium
- + Health establishments
- + Indoor sports and recreational facilities
- + Light industrial
- + Light manufacturing
- + Assembly
- + Food processing
- + Machine shops
- + Mini storage
- + Office and storage building for electrical
- + Heating plumbing
- + Roofing
- + Septic tank
- + Sign contractors
- + Rental and repair of tools and small equipment
- + Wholesale and storage warehouse building





Millstream Self Storage

Trail Appliances

Home Depot

Pacific Coast Floor Coverings

Millstream Village Shopping Centre

Staples

Costco

Best Buy

Sleep Country

Starbucks

Save-On-Foods

Tim Hortons

Millstream Road

TD Canada Trust

Kal Tire

Serious Coffee

Milestones

McDonald's

Pharmasave

ScanDesigns Ltd.

Petro-Canada

Trans Canada Highway

## The Details

The subject property is located in the retail centre of Langford, one of the fastest growing municipalities that make up the West Shore of Greater Victoria. Millstream Road is the major north-south commercial and traffic thoroughfare through Langford and is the link to the affluent Bear Mountain neighbourhood which includes the popular Westin Bear Mountain Golf Resort & Spa and two Nicklaus Design golf courses.

## CONTACT US

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