

FOR SALE

Brand New Strata Warehouse Units

**4382 Westshore Parkway
Langford, BC**

Available Spring 2021



Three New Strata Warehouse Units in Glenshire Business Park

- ▶ Tilt up concrete construction
- ▶ 21' clear height in warehouse
- ▶ Each unit with structural mezzanine for office or storage
- ▶ 12'X12' & 12'X14' drive in overhead doors
- ▶ 225 amp 3 phase electrical
- ▶ Fully sprinklered
- ▶ On-site parking for visitors and staff
- ▶ Zoning allows for a wide range of light industrial and service commercial uses
- ▶ Easy access to the Trans Canada Hwy and close proximity to Langford's city core

CBRE

The Opportunity

CBRE is pleased to present the opportunity to purchase new strata warehouse units in the Glenshire Business Park. Purchasers have the ability to work with Vendor and Architect to design and build out the space. Located in one of the Westshore's newest business parks, purchaser's will benefit from flexible industrial zoning allowing a wide variety of uses.



The Details

4382 Westshore Parkway Langford, BC

Strata Units

Unit A:	Main	6,320 Sq. Ft.
	Mezzanine	2,437 Sq. Ft.
	Total	8,757 Sq. Ft.
Unit B:	Main	5,127 Sq. Ft.
	Mezzanine	2,071 Sq. Ft.
	Total	7,198 Sq. Ft.
Unit C:	Main	6,802 Sq. Ft.
	Mezzanine	2,550 Sq. Ft.
	Total	9,352 Sq. Ft.

Electrical

225 Amp 3 Phase

Heat

Gas Fired Overhead in Warehouse

Ceiling Heights

21' Floor to Underside of Trusses
10' Under Mezzanine

Loading Doors

Grade Level 12'X12' & 12'X14'

Parking

Unit A: 14
Unit B: 14
Unit C: 14

Completion

May 1, 2021

Strata Fees

Unit A: \$850
Unit B: \$700
Unit C: \$900

PRICE

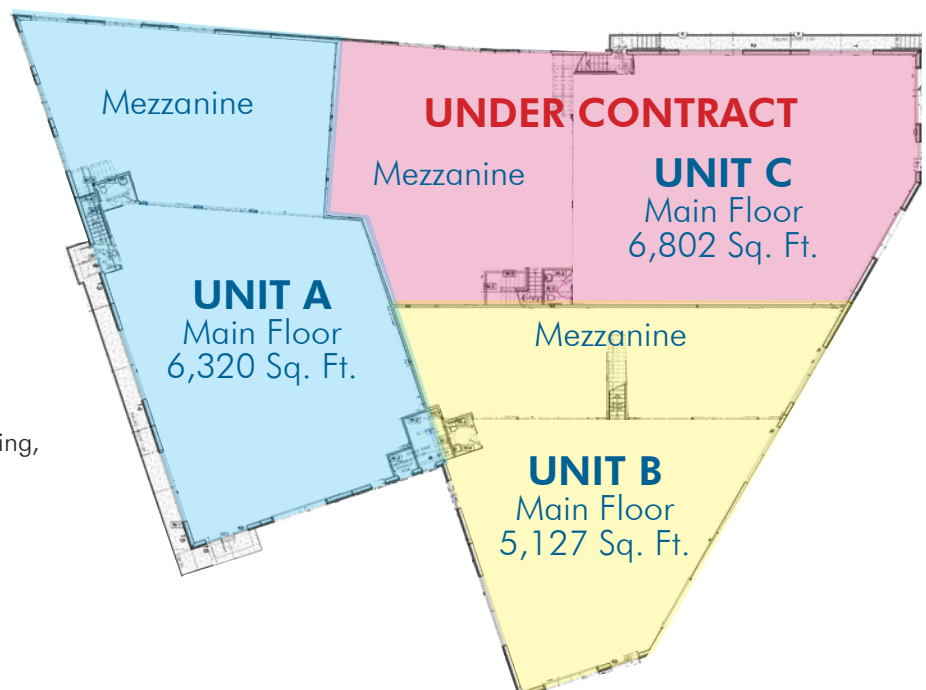
Unit A: \$2,875,000
Unit B: \$2,225,000
Unit C: Under Contract

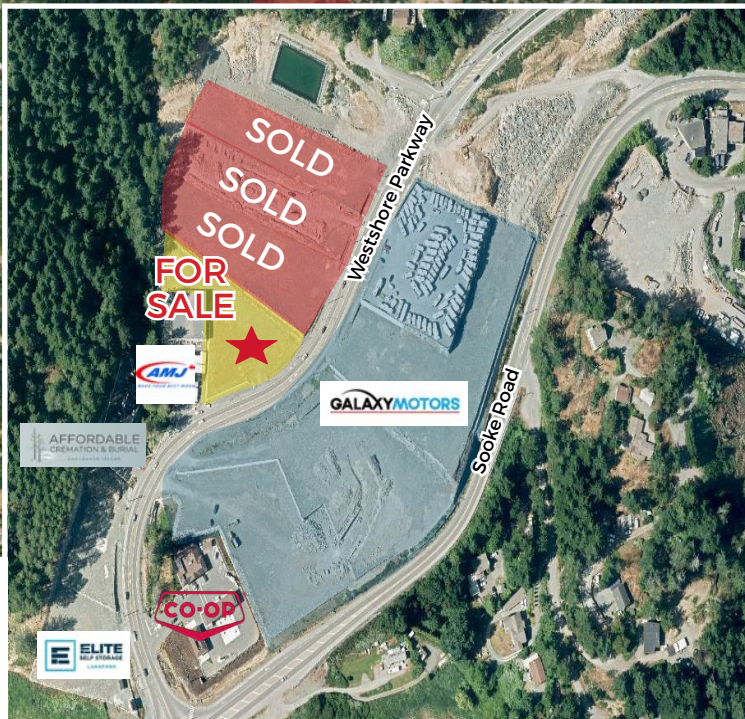
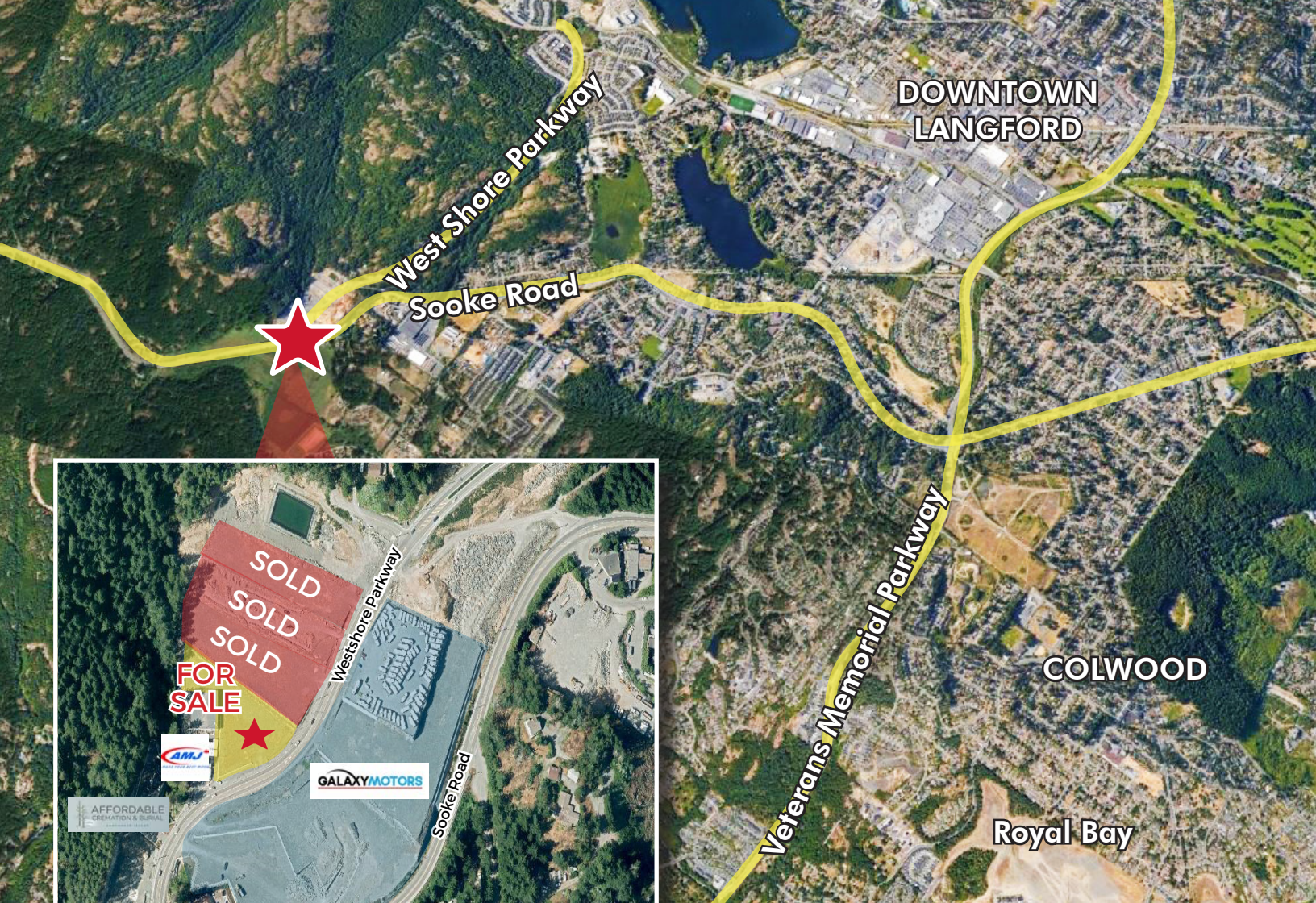
The Zoning

Business Park 2A (BP2A Sooke Road West) Zone

Allows for a wide range of uses

- Building lumber supply establishments
- General uses including truck terminal facilities
- Light industrial uses for offices and storage
- Recycling depots
- Retail sales limited to 25% of the gross floor area of a building
- Wholesale and storage warehouse buildings
- Metal, fiberglass, concrete or wood manufacturing, fabrication or sale
- Carpentry shops
- Light manufacturing and assembly
- Offices
- Rental and repair shop





**4382 Westshore Parkway
Langford, BC**

The Location

Glenshire Business Park is situated in a highly visible and convenient 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 25 minute drive to downtown Victoria.

Contact Us

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