

FOR LEASE

Brand New Warehouse Space Occupancy July 2021

**4382 Westshore Parkway
Langford, BC**



Two New Warehouse Units in Glenshire Business Park

- ▶ Tilt up concrete construction
- ▶ 21' clear height in warehouse
- ▶ 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 pre-lease new warehouse space in the Glenshire Business Park. Tenants have the ability to work with Landlord and Architect to design and build out the space. Located in one of the Westshore's newest business parks, tenants will benefit from flexible industrial zoning allowing a wide variety of uses.

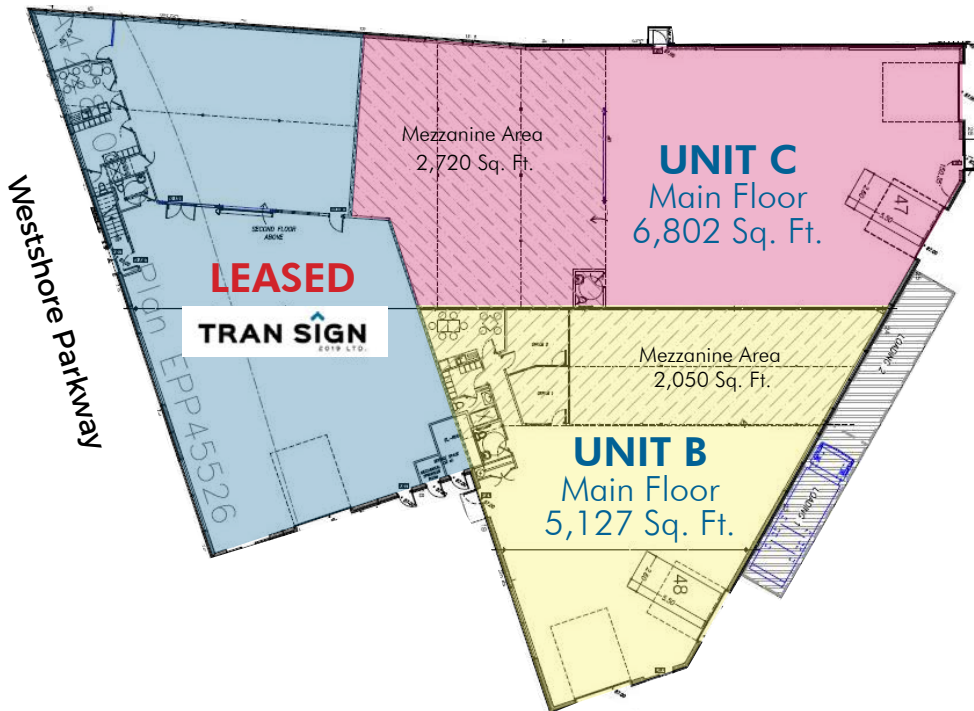
The Details

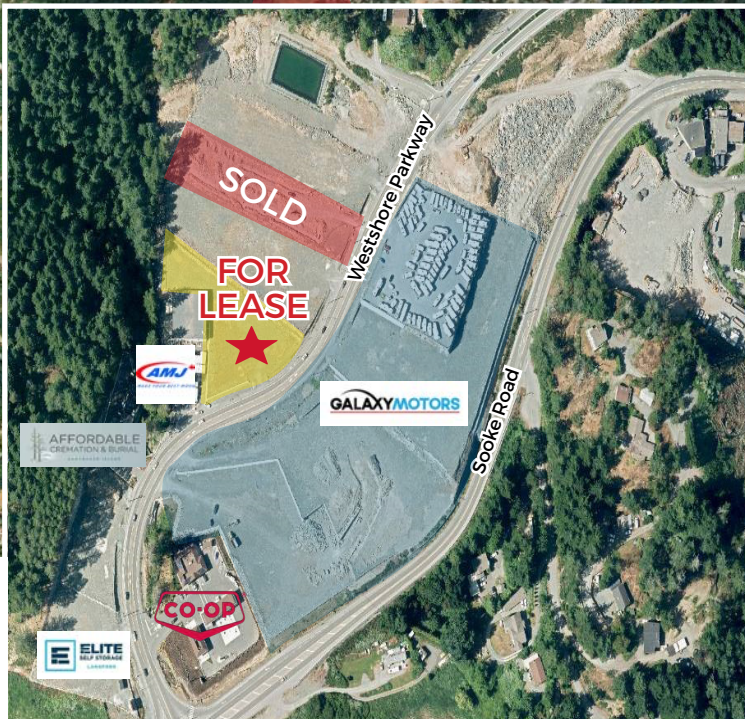
Leaseable Area	Unit B: Main 5,127 Sq. Ft. Mezzanine 2,050 Sq. Ft. Total 7,177 Sq. Ft.
	Unit C: Main 6,802 Sq. Ft. Mezzanine 2,720 Sq. Ft. Total 9,522 Sq. Ft.
Electrical	225 Amp 3 Phase
Heat	Gas Fired Overhead in Warehouse
Ceiling Heights	21' Floor to Underside of Trusses 10' Under Mezzanine
Loading Doors	Grade Level 12'X12' & 12'X14'
Rental Rate	\$17.00 per Sq. Ft.
Operating Costs & Taxes	\$5.50 per Sq. Ft. (Est. 2021)
Availability	July 1, 2021

The Zoning

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

- 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.

Rental Rate	\$17.00 per Sq. Ft.
Operating Costs & Taxes	\$5.50 per Sq. Ft. (Est. 2021)
Availability	July 1, 2021

Contact Us

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