

FOR LEASE

4378

Westshore Parkway

Langford, BC



ARAL PROPERTIES LTD.

## Build-To-Suit Warehouse For Lease in Glenshire Business Park

- + 43,700 Sq. Ft. warehouse which can be demised for two +/- 20,000 Sq. Ft. tenants
- + Potential for two office store fronts with glazing
- + 6 Dock level loading doors & 2 Grade level loading doors
- + Concrete tilt up construction
- + 32' Clear ceiling heights
- + 19 Parking stalls on site for staff and visitors
- + Zoning allows for a wide range of light industrial uses
- + Easy access to the Trans Canada Highway and close proximity to Langford's city core
- + Landlord will consider modifications to current plan to suit tenant's specific requirement

CBRE

# A custom designed facility that meets all your specific operational requirements.

CBRE is pleased to present the opportunity to pre-lease brand new warehouse space in the Glenshire Business Park. Tenants have the ability to work with the landlord and architect to design and build out the space to meet their specific requirements.

## Building Size - Can be demised for multiple tenants

43,700 Sq. Ft.

## Loading

6 Dock Level Loading Doors  
2 Grade Level Loading Doors

## Ceiling Heights

32' Clear Ceiling Heights

## Parking

19 Stalls

## Electrical

To Suit

## Heating

To Suit

## Zoning

BP2: Business Park Zone 2A

## Available

Q2 2024

## Operating Costs & Taxes

\$5.50 per Sq. Ft. (Est. 2022)

## Lease Rate

Contact Listing Agents

## Zoning

Business Park 2A (BP2A Sooke Road West)  
Uses permitted but not limited to:

- 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
- Building lumber supply establishments

## Developed by:



Aral has been active in development and construction work in BC since the mid 1970's and has successfully completed many construction projects either as the developer, general contractor or landlord, and understands what makes a project successful.



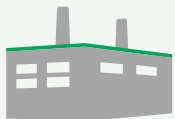
## About the Location

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.

## Join other successful businesses in Glenshire Business Park



Rapidly increasing customer base with the steady growth and development of the Westshore



Highest labour force participation rate in the Capital Regional District, at 74%

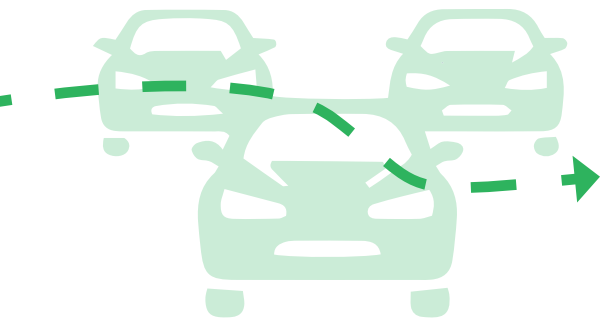


Located directly on Westshore Parkway connecting Highway #1 to Sooke Road



**GALAXYMOTORS**





- 5 minutes to Langford
- 20 minutes to Sooke
- 25 minutes to Downtown Victoria
- 40 minutes to Swartz Bay Ferry Terminal

## Contact Us

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