

**FOR SALE**



  
**WEST SHORE**  
BUSINESS PARK

# 4,625 SF Industrial Strata Unit in West Shore Business Park

**UNIT 118 - 4342 WEST SHORE PARKWAY**  
LANGFORD, BC

**CBRE** | INVESTMENT PROPERTIES GROUP  
VICTORIA

# The Opportunity

CBRE Victoria's Investment Properties Group is pleased to present Unit 118 at West Shore Business Park (4342 West Shore Parkway | Langford, BC). The unit is located on the lower level in the center of the complex, directly accessible via West Shore Parkway. It is the largest unit (4,625 SF) in the sold out industrial development and is ready for occupancy. With limited to no standing product currently available on the market, West Shore Business Park is the first industrial project brought to market in 2023 to help provide much needed industrial space to many local businesses. The site is strategically located only minutes away from Highway 1, allowing easy access to and from all of Victoria's major trade areas, as well as Vancouver Island's northern communities.

## SALIENT DETAILS

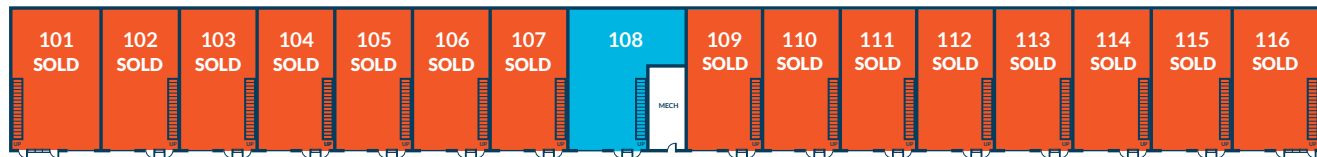
<b>Municipal Address:</b>	Unit 118 - 4342 West Shore Parkway (Lower Level)
<b>Unit Size:</b>	2,720 SF Main Level Warehouse 1,905 SF Mezzanine 4,625 SF Total Unit Size
<b>Parking:</b>	6 Reserved Surface Stalls   112 Customer Parking Stalls
<b>Loading:</b>	12' x 12' Grade Level Overhead Door in Front of Unit
<b>Clear Heights</b>	26'4" in Warehouse (14' Under Mezzanine)
<b>Electrical:</b>	200 Amp, 120/208V, 3-Phase
<b>Washroom:</b>	Handicap Accessible 2 Piece Washroom with 10-Gallon HW Tank
<b>Heat:</b>	Heat Pump
<b>Floor Load:</b>	250 LBS/SF
<b>Natural Gas:</b>	Separately Metered 1-inch Natural Gas Service
<b>Strata Fees:</b>	\$588.38/Month

**PRICE:** ~~\$1,795,000~~ \$1,659,000 (\$358/SF)

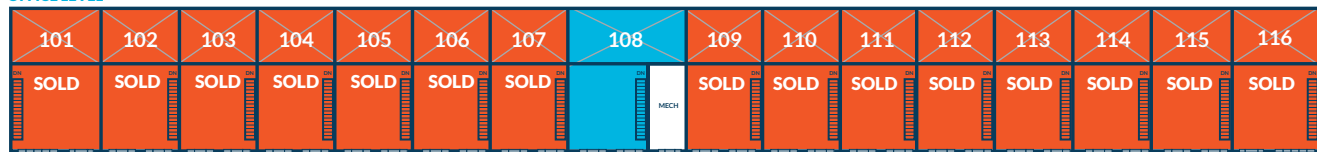


# Plans

## WAREHOUSE LEVEL

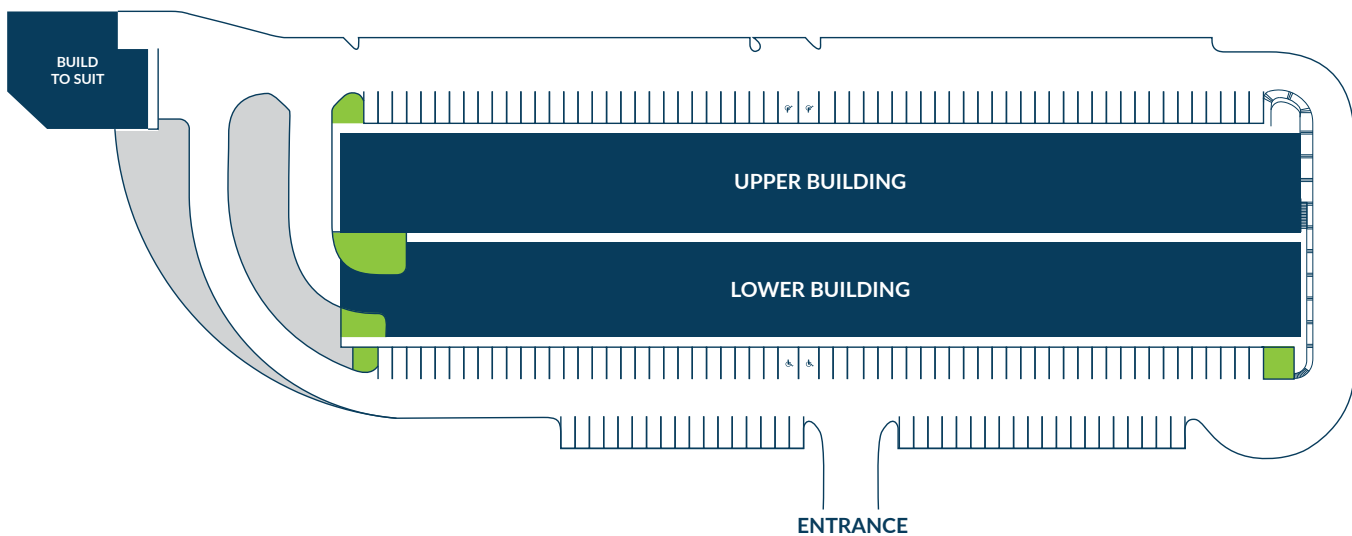


## OFFICE LEVEL



## LOWER BUILDING

ALL UNITS INCLUDE A SET OF INTERNAL STAIRS



## The Project

The West Shore Business Park consists of a total of 33 commercial / light industrial Strata Lots that will be constructed in one phase.

The Project will consist of three separate buildings: Lower Building, Upper Building, and a standalone “Build to Suit” building. The Lower Building consists of 16 ground floor units with frontage along West Shore Parkway. The Upper Building, with access provided via a drive around ramp, also consists of 16 units with flexible access from both east and west sides. The “Build to Suit” building is comprised of ±10,500 sq. ft. and is situated on the south west corner of the property and accessed via the drive around access ramp.

The property is zoned Business Park 2A (BP2A – Sooke Road West) Zone and the general permitted uses are commercial and light industrial.



**LOCATION**



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