

FOR LEASE

Warehouse/Logistics Facility With Cross-Dock & Yard Space

2952 ED NIXON TERRACE
LANGFORD, BC

CBRE



THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to lease a 14,690 SF freestanding building, strategically located in Langford, in close proximity to the Trans Canada Highway. This steel and concrete building built in 2010 is fully sprinklered, fully fenced, with a 12' x 14' grade level loading door, twenty 8' x 10' dock level loading doors and 18' - 22' ceilings. The Property includes 12,000+ SF of warehouse, 4 offices, 2 storage rooms, 2 washrooms and a kitchen. 35 secured on-site parking stalls, and a large yard space are also available. The size of the building and land, building configuration and location make it a highly attractive warehouse / crossdock facility.

DETAILS

Municipal Address:	2952 Ed Nixon Terrace Victoria, BC
PID:	027-393-526
Lot Size:	84,177 SF 1.93 Acres
Unit Size:	Office: 2,140 SF Warehouse: 12,550 SF Total: 14,690 SF
Ceiling:	18' - 22'
Heating:	Warehouse: Gas Overhead Radiant Offices: Heat Pump
Electrical:	1 x 400 Amp 3-Phase
Loading:	One 12' x 14' Grade Level Door Twenty 8' x 10' Dock Level Doors
Parking:	35 Secured Surface Parking Stalls + Yard Space
Availability:	Sept 1, 2023

BUILDING LEASE RATE: FROM \$20.00 PSF
YARD & PARKING: CONTACT AGENTS

HIGHLIGHTS

- 14,690 Sq. Ft. building on 1.93 acre site
- Steel building built in 2010
- 18' to 22' ceilings
- 20 dock level doors and 1 grade level door
- Secure perimeter fencing
- Fully sprinklered
- 35 on site parking stalls plus yard area available
- Office/kitchen/storage with A/C
- Excellent zoning with a wide variety of uses
- Easy access to Greater Victoria & Mid Island

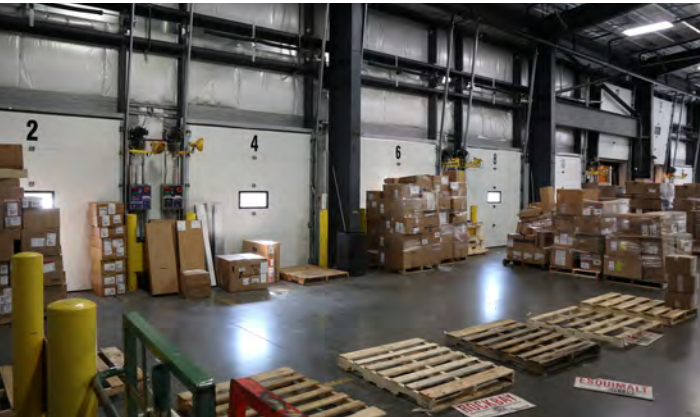
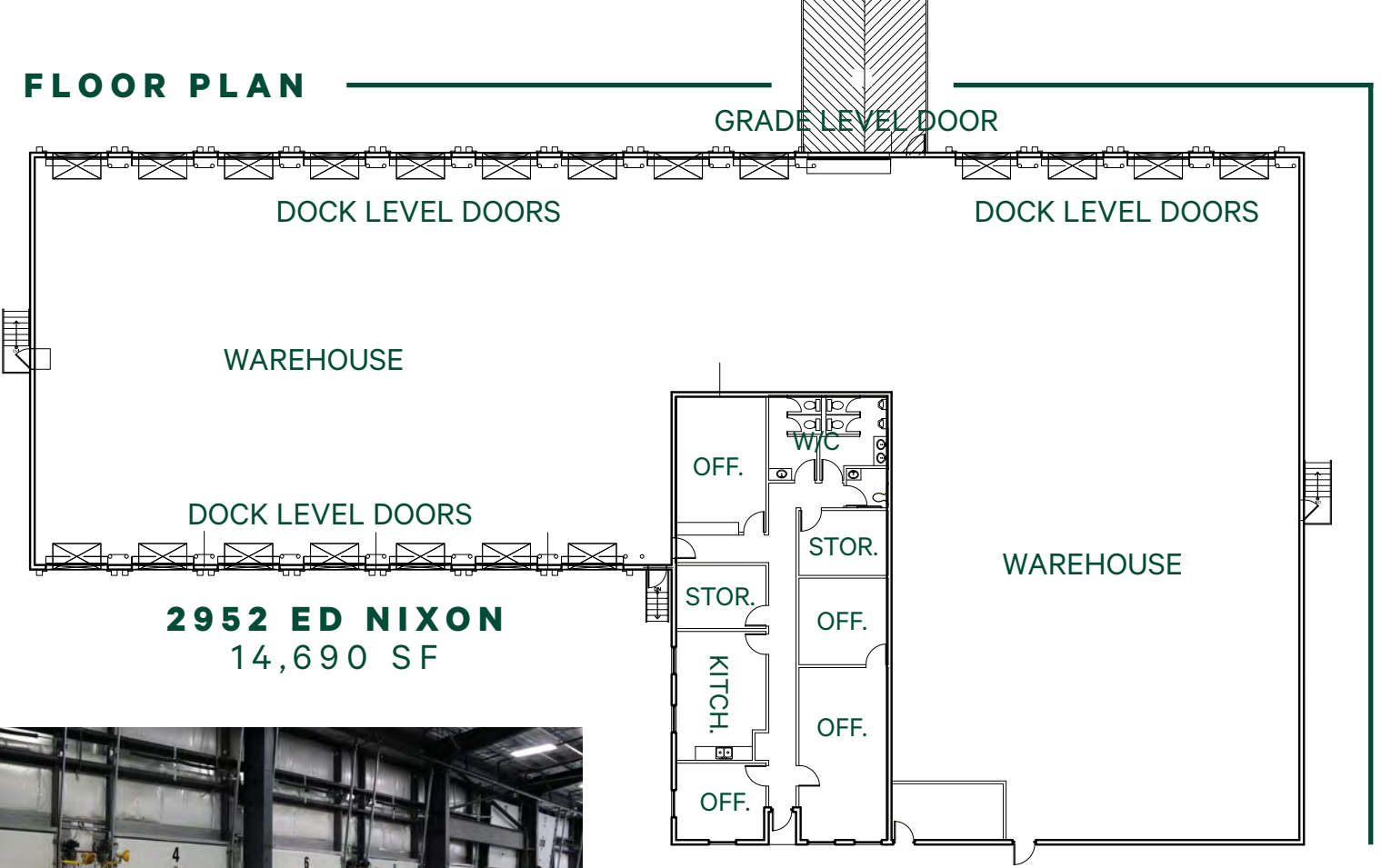
ZONING

Zoning: CD-1 Comprehensive Development 1 -
Goldstream Meadows

Permitted Uses: (Including, but not limited to)	<ul style="list-style-type: none">• Light manufacturing & assembly• Light industrial• Wholesale & storage warehouse• Printing, publishing• Repair of motor vehicles• Parts & accessories• Health clubs• Mini-storage
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FLOOR PLAN



FOR
LEASE



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LANGFORD, BC

EXCLUSIVE ADVISORS:

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