

PRICE
REDUCED!

FOR SALE



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

UNIT 118 - 4342 WEST SHORE PARKWAY
LANGFORD, BC

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 industrial development and 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

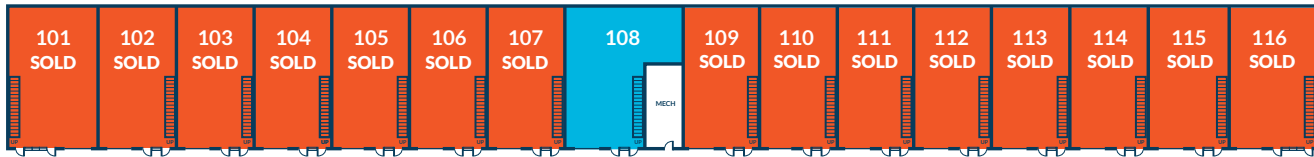
Municipal Address:	Unit 118 - 4342 West Shore Parkway (Lower Level)
Unit Size:	2,720 SF Main Level Warehouse 1,905 SF Mezzanine 4,625 SF Total Unit Size
Parking:	6 Reserved Surface Stalls 112 Customer Parking Stalls
Loading:	12' x 12' Grade Level Overhead Door in Front of Unit
Clear Heights	26'4" in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

PRICE: ~~\$1,599,000~~ \$1,295,000 (\$280/SF)

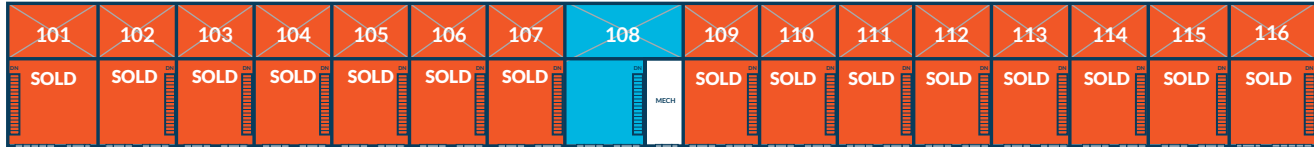


Plans

WAREHOUSE LEVEL

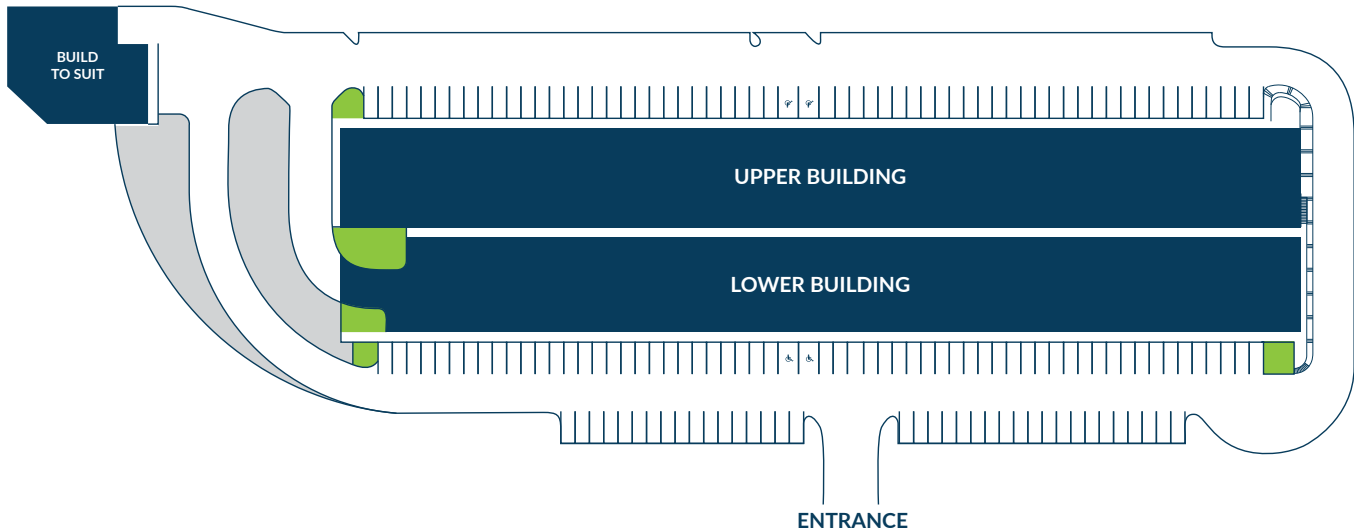


OFFICE LEVEL



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.

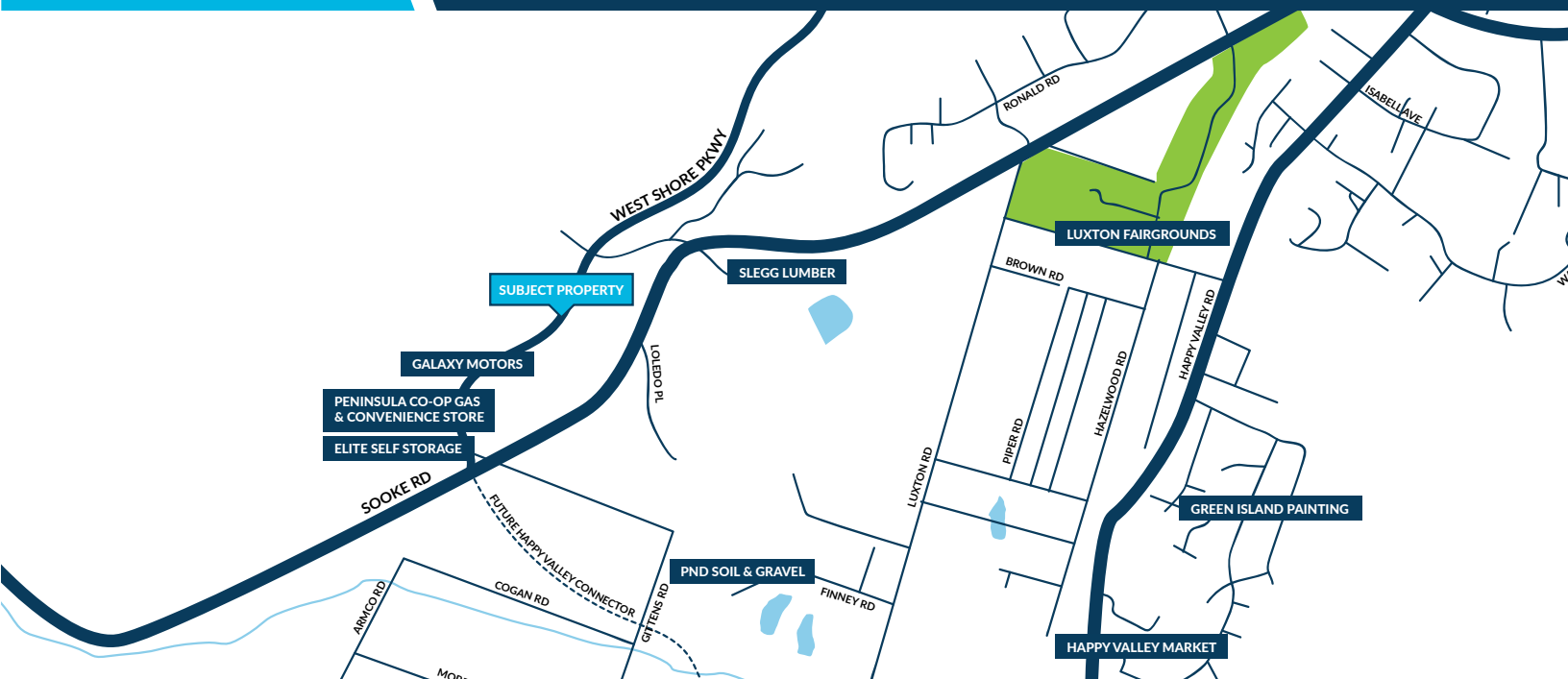
The property is zoned Business Park 2A (BP2A – Sooke Road West) Zone and the general permitted uses are commercial and light industrial.



WEST SHORE
BUSINESS PARK

FOR SALE

LOCATION



EXCLUSIVE ADVISORS:

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Sales Associate

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CBRE

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