

1016
McCallum Rd

LANGFORD, BC

CBRE

For Sublease

Warehouse Space With Exceptional HWY 1 Access



- 6,943 SF OF WAREHOUSE SPACE
- TURNING RADIUS FOR 53' TRUCKS
- 7 RESERVED STALLS PLUS COMMON PARKING ON-SITE
- CONCRETE BLOCK CONSTRUCTION
- 18' CLEAR HEIGHTS IN WAREHOUSE

- 12' X 12' GRADE LEVEL DOOR | 8' X 10' DOCK LEVEL DOOR
- 400 AMP 3-PHASE ELECTRICAL SERVICE
- C3 ZONING ALLOWS FOR A WIDE RANGE OF USES
- PROXIMITY TO HWY 1 PROVIDES CONVENIENT VEHICULAR ACCESS TO ALL OF GREATER VICTORIA

The Offering

CBRE Limited is pleased to offer for sublease 1016 McCallum Road in Langford, BC. This 6,943 SF warehouse space is conveniently located along the Trans-Canada Highway providing exceptional vehicular access and easy servicing of the entire Westshore and Greater Victoria. Features include grade and dock level loading, 18' clear heights, 400 amp 3-phase electrical, 7 reserved parking stalls and comprehensive C3 Zoning.



Details

Building Area

Zoning

Ceiling Heights

Loading

Electrical

Parking

Availability

Sublease Term

Additional Term

1016 McCallum Road

6,943 SF

C3 District Commercial

18'

12' x 12' grade level door

8' x 10' dock level door

400 amp 3-phase

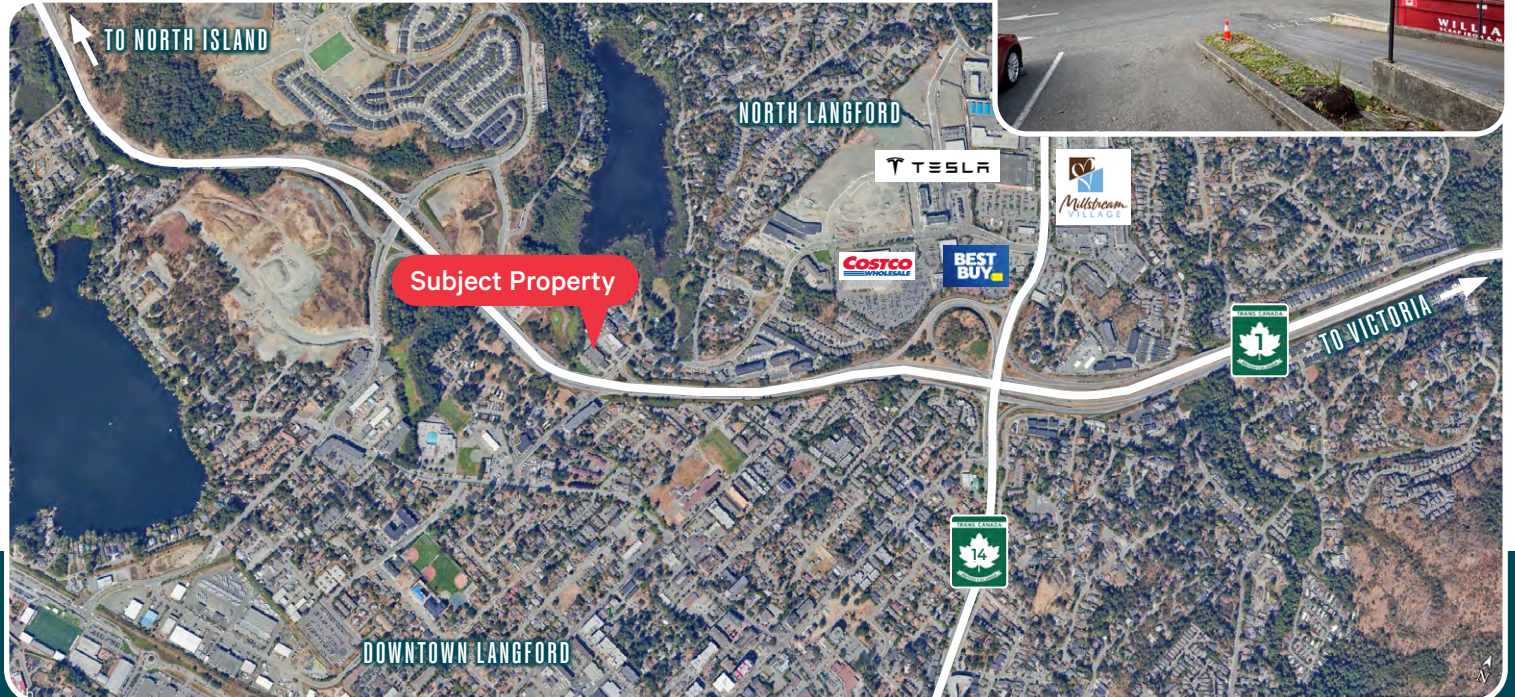
7 reserved stalls plus common parking

December 15th, 2024

Until Jan 31, 2026

Longer term lease available (contact agents)

Sublease Rate: \$14 PSF | Additional Rent: \$5.93 PSF



CONTACT:

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