

961

DUNFORD AVE
LANGFORD, BC

FOR LEASE

**8,722 SF INDUSTRIAL OPPORTUNITY
IN THE LANGFORD CORE**



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DUNFORD AVENUE

LANGFORD, BC

THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to lease 8,722 SF of warehouse space at 961 Dunford Avenue in Langford, BC. The newly vacant unit features 17'3" ceiling heights, a 16' x 13'11" drive-in overhead door, and 8 designated surface parking stalls. Located in the heart of Langford's industrial core, tenants will benefit from central access to the entire westshore, and convenient access to HWY 1 North and Southbound.



UNIT HIGHLIGHTS

- 8,722 SF of available open warehouse space with minimal mezzanine coverage
- 17'3" clear heights
- 200 amp 3 phase power
- 16' x 13'11" manual overhead door
- Gas overhead radiant heating and wood fired heating
- 8 designated parking stalls
- Mainly wide-open warehouse, additional mezzanine space along left side (no additional cost)
- Prominent pylon & on-building signage opportunities



961 DUNFORD AVENUE - PROPERTY DETAILS

Unit Size	8,722 SF
Loading:	16' x 13'11" Overhead Grade Level Loading Door
Ceiling:	17'3" Clear Heights
Power:	200 Amp 3-Phase Power
Heating:	Gas Overhead Radiant Heat & Wood-Fired Heating
Parking:	8 Designated Surface Parking Stalls On-Site
Lease Rate:	\$18.00 PSF
Additional Rent:	\$5.50 PSF (Estimated)
Availability:	Immediately

ZONING

M-1 Zone Light Industrial District

Permitted uses include, but are not limited to:

- Light industrial
- Warehouse
- Household equipment and appliance repair
- Automotive repair and service facility
- Equipment sales, service, repair and rental
- Film production studio



PROPERTY AERIAL



961

DUNFORD AVE
LANGFORD, BC



961
DUNFORD
AVE

JACKLIN RD

HENRY ENG PL

DUNFORD AVE

ICBC Victoria Salvage

FOR LEASE: 8,722 SF INDUSTRIAL OPPORTUNITY IN LANGFORD CORE

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