

FOR LEASE

LIGHT INDUSTRIAL WAREHOUSES

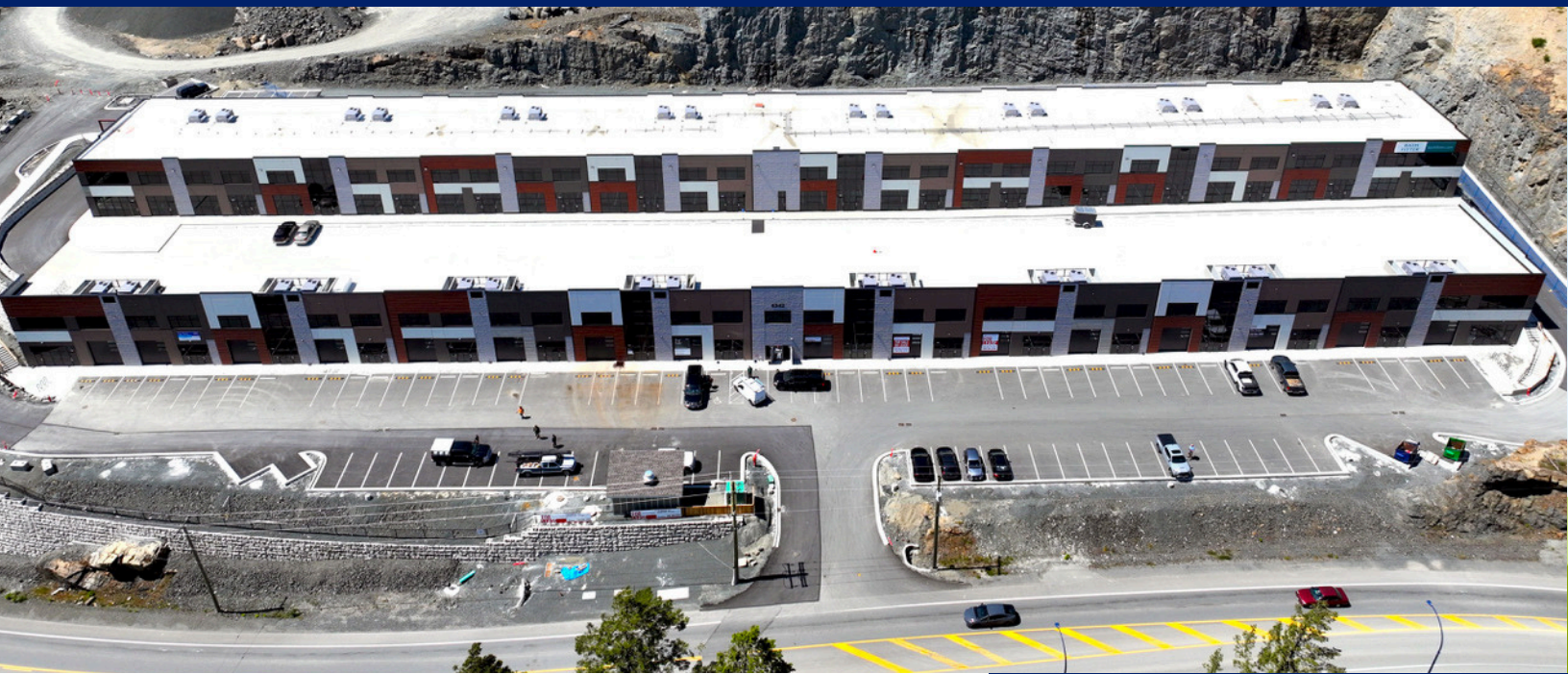
4342 WEST SHORE PARKWAY, LANGFORD



JBW
COMMERCIAL

Harry Jones
Personal Real Estate Corporation
250-410-1991
harry@jbwcommercial.com

THE OFFERING | \$18.00 / SQFT



FOR LEASE | 3,215 - 10,064 SQFT

Excellent opportunity to lease multiple premium industrial units in the newly completed West Shore Business Park. Strategically located with quick access to Highway 1 and Highway 14, these units provide seamless connectivity to Greater Victoria and beyond. The property boasts 102 common parking stalls, a rare offering in today's market, benefiting all current and future businesses at West Shore Business Park.

Featuring 12' x 12' front loading bay doors with direct access to a spacious warehouse, the units are designed for efficient operations. With stunning views of the surrounding area and a modern, high-quality build, These units are ideal for businesses seeking functional, well-located industrial space in the rapidly growing West Shore market.

- 4 Designated Parking Stalls Per Unit
- Warehouse + Second Level
- 12' x 12' Loading Bay Doors
- 102 Common Area Parking Stalls

SALIENT FACTS

PROPERTY ADDRESS:

4342 West Shore Parkway, Langford

ZONING: BP2A - Business Park 2A

BASE RENT: \$18.00 / SQFT

ADDITIONAL RENT: \$7.00 / SQFT (2025 est.)

MONTHLY RENT: Starting from \$7,135.42

PARKING: 4 Designated Stalls / Unit

MUNICIPALITY: Langford

SIZE BREAKDOWN - LOWER

Main Floor: ± 2,132 SQFT

Second Floor: ± 1,293 SQFT

Total: ± 3,425 SQFT

SIZE BREAKDOWN - UPPER

Main Floor: ± 2,007 SQFT

Second Floor: ± 1,208 SQFT

Total: ± 3,215 SQFT



WEST SHORE BUSINESS PARK | LANGFORD



PROPERTY INFORMATION:

YEAR BUILT

2024

ACCESS/EGRESS

West Shore Parkway, Langford

FRONTAGE

West Shore Parkway, Langford

CONSTRUCTION

Tilt-up concrete & precast concrete hollow core floors

STOREYS

Two (2)

TOTAL UNITS

32 total units

UNIT DIMENSIONS

34' width x 62' depth

ELECTRICAL

200 AMP, 120/208 Volt, 3-Phase

PLUMBING

2 Piece Washroom & Secondary Rough-In

HEAT

RTU HVAC System

FLOOR LOAD

250 LBS/SF

CEILING HEIGHT

22'4" - 26'4" Warehouse Ceiling Height

LAYOUT

Split Level Unit: Warehouse + Second Level

LOADING

12' x 12' Grade Level Front Loading Door / Unit

UNIT PARKING:

4 Designated Stalls / Unit

COMMON PARKING:

102 Stalls

WEST SHORE BUSINESS PARK | LANGFORD



4342 WEST SHORE PARKWAY | LANGFORD



Langford is the fastest-growing city in Canada and the economic center of the West Shore, attracting businesses across various sectors, including retail, light industrial, and professional services.

With a business-friendly environment, streamlined permitting processes, and an ever-expanding consumer base, Langford has become a prime destination for commercial growth. The city is home to large retail and wholesale stores, a growing industrial sector, and a thriving small business community. Its strategic location and continuous investment in infrastructure make it an attractive choice for businesses looking to establish a presence in Greater Victoria's most dynamic and rapidly evolving market.

TRADE AREA & DRIVE TIME

LANGFORD + 5 MINUTES

SAANICH CORE + 12 MINUTES

VICTORIA CORE + 24 MINUTES

DUNCAN + 43 MINUTES

SOOKE + 25 MINUTES

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For more information contact:

Harry Jones

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102 - 517 Gore Street
Victoria, BC
V9A 5E5