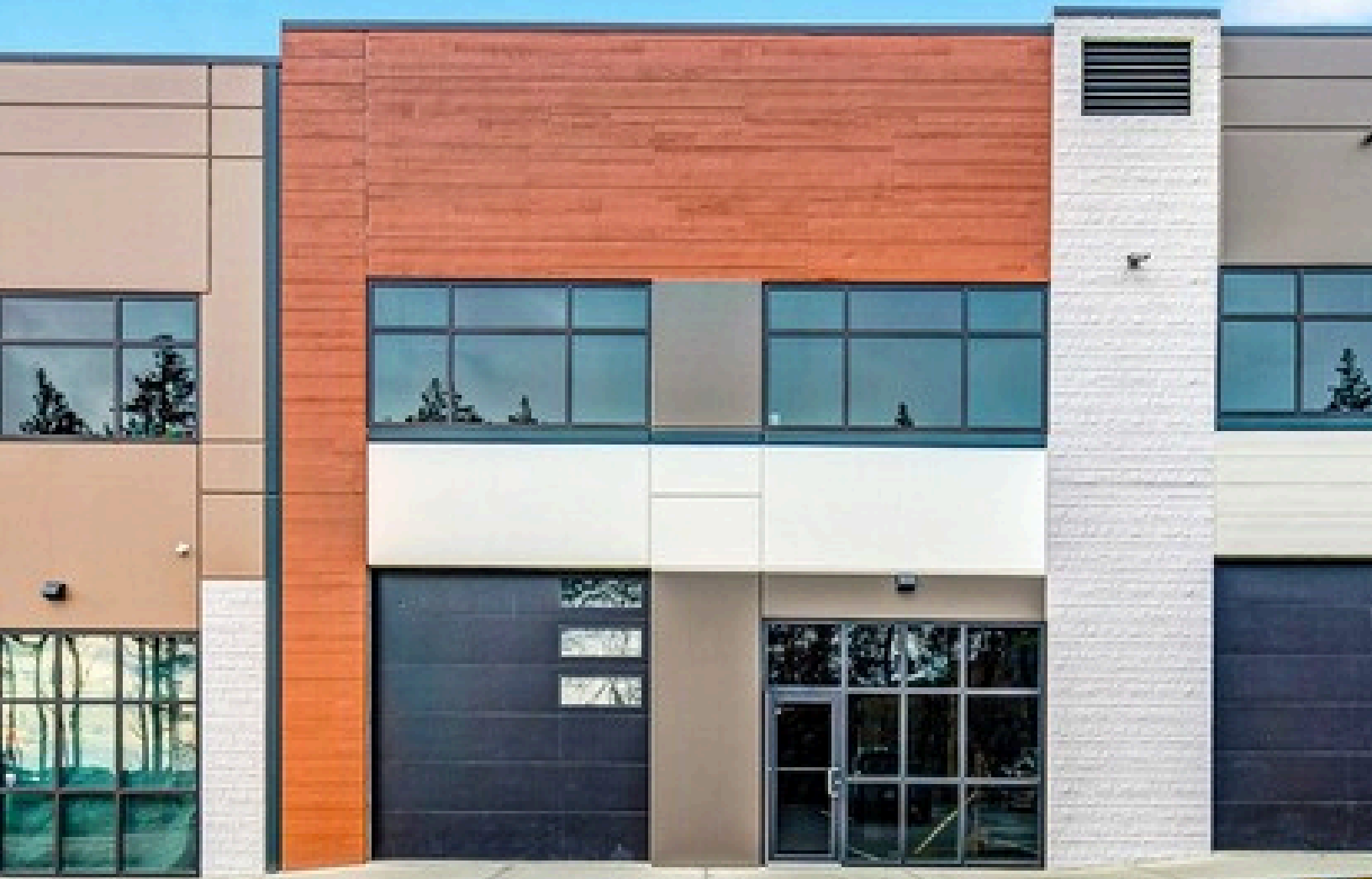


FOR SALE & LEASE
122 - 4342 WEST SHORE PARKWAY
3,425 SQFT Industrial Warehouse





FOR SALE & LEASE | \$1,198,750 or \$16.00 / SQFT

Unit 122 offers a rare opportunity to purchase or lease a premium lower-level industrial unit in the newly completed West Shore Business Park. Strategically located with quick access to Highway 1 and Highway 14, this unit provides 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 a 12' x 12' front loading bay door with direct access to a spacious 26'4" clear span warehouse, the unit is designed for efficient operations. With stunning views of the surrounding area and a modern, high-quality build, Unit 122 is ideal for businesses seeking functional, well-located industrial space in the rapidly growing West Shore market.

PROPERTY HIGHLIGHTS

- ± 3,425 SQFT
- Light industrial warehouse
- Four parking stalls + 102 LCP stalls
- 200 AMP, 3 phase power
- 12' x 12' front loading overhead door
- 22'4" clear-span warehouse ceiling height

SALIENT FACTS

PROPERTY ADDRESS:

122-4342 West Shore Parkway, Langford

ZONING: BP2A - Business Park 2A – Sooke Road West

BASE RENT: \$16.00 / SF

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

MONTHLY RENT: \$6,564.58 + GST

PARKING: 4 Designated Stalls

SIZE BREAKDOWN

Main Floor: ± 2,132 SQFT

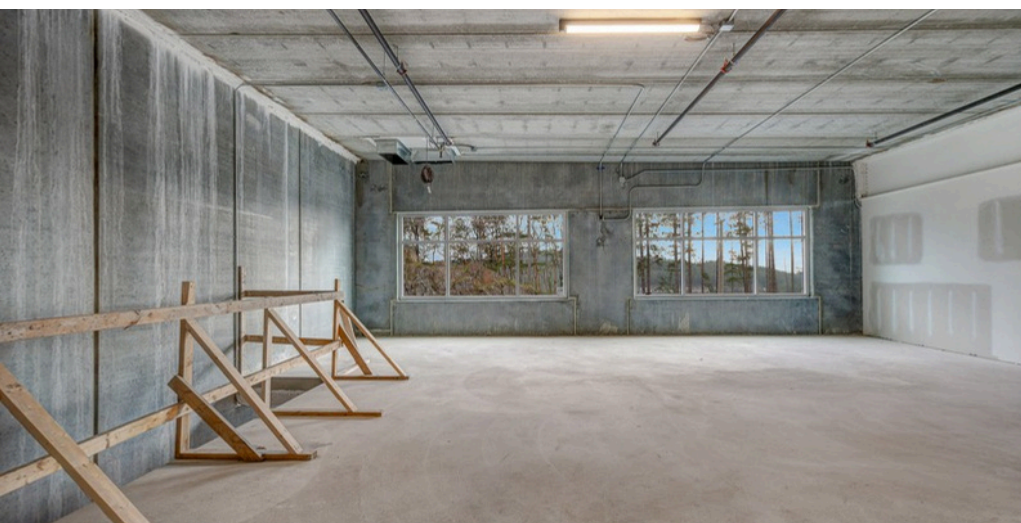
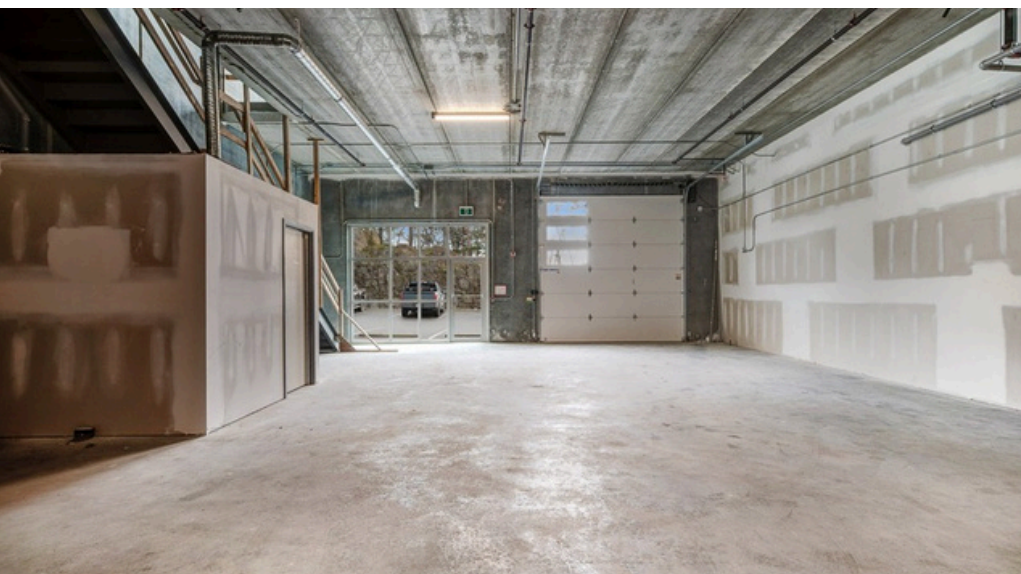
Second Floor: ± 1,293 SQFT

Total: ± 3,425 SQFT

OCP: Business or Light Industrial



4342 WEST SHORE PARKWAY | LANGFORD



PROPERTY INFORMATION:

YEAR BUILT

2024

LOT SIZE

1.89 - Acres

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

SIZE BREAKDOWN

Main Floor: \pm 2,132 SQFT

Second Floor: \pm 1,293 SQFT

Total: \pm 3,425 SQFT

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

26'4" Warehouse Ceiling Height

LAYOUT

Split Level Unit: Warehouse + Second Level

LOADING

12' x 12' Grade Level Loading Door

UNIT PARKING:

4 Designated Stalls

COMMON PARKING:

102 Stalls

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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