

FOR LEASE

CORNERSTONE BUILDING 3 15,200 SF WAREHOUSE

UNITS 103 - 109 - 834 MCCALLUM ROAD, LANGFORD



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Building 3

THE OPPORTUNITY

Rare opportunity to lease 15,200 SQFT of rear loading warehouse space within the heart of Langford's business district in an unbeatable location. IntraUrban Cornerstone, the latest premier industrial strata project by PC Urban, these 4 contiguous units in Building 3 present a unique chance to secure brand-new, high-quality industrial space.

PROPERTY HIGHLIGHTS:

- ± 3,800 Up to ± 15,200 SQFT
- Four light industrial warehouses
- Twenty designated parking stalls
- Lease individually or combined
- Four grade level loading doors
- 25' clear-span warehouse ceiling height



SALIENT FACTS

CIVIC ADDRESS:

834 McCallum Road, Langford, BC

SIZE BREAKDOWN:

Warehouse: 11,168 SQFT
Second Floor: 4,032 SQFT
Total: 15,200 SQFT

ZONING:

Mixed-Use Employment (MUE2)

MUNICIPALITY:

Langford

BASE RENT:

\$18.00 / SQFT

ADDITIONAL RENT:

\$7.69 / SQFT

INTRAURBAN | CORNERSTONE



ZONING:

The property accommodates a wide variety of businesses under Langford's Mixed-Use Employment 2 (MUE2) Zone, such as:

- Business and Technology Uses
- Electronics sale, service and manufacturing
- Equipment sales
- Office
- Specific fitness uses
- Specific recreation facility uses
- Research and development facility
- Contractor services
- Special wholesale
- Industrial use
- Warehouse



PROPERTY FEATURES

YEAR BUILT

2024

ACCESS/EGRESS

Highway 1 - McCallum Road, Langford, BC

FRONTAGE

McCallum Road Retail Frontage

CONSTRUCTION

Concrete Tilt-Up Construction

STOREYS

Two

LOADING OPTIONS

Rear Loading Option

LOADING SIZE

Four 12' x 10' Grade Level Loading

PARKING

Twenty Parking Stalls

CEILING HEIGHT

25'0" Clear Span Warehouse Height

LIGHTING

Extensive Motion Sensor LED Lighting

ELECTRICAL

200 AMP, 208/120 Volt, 3-Phase Power

PLUMBING

2 Piece Washroom & Secondary Rough-In

HEATING

Gas Fired Heater in Warehouse

NATURAL GAS

Natural Gas Connection in Every Unit

SPRINKLERS

ESFR Sprinklers

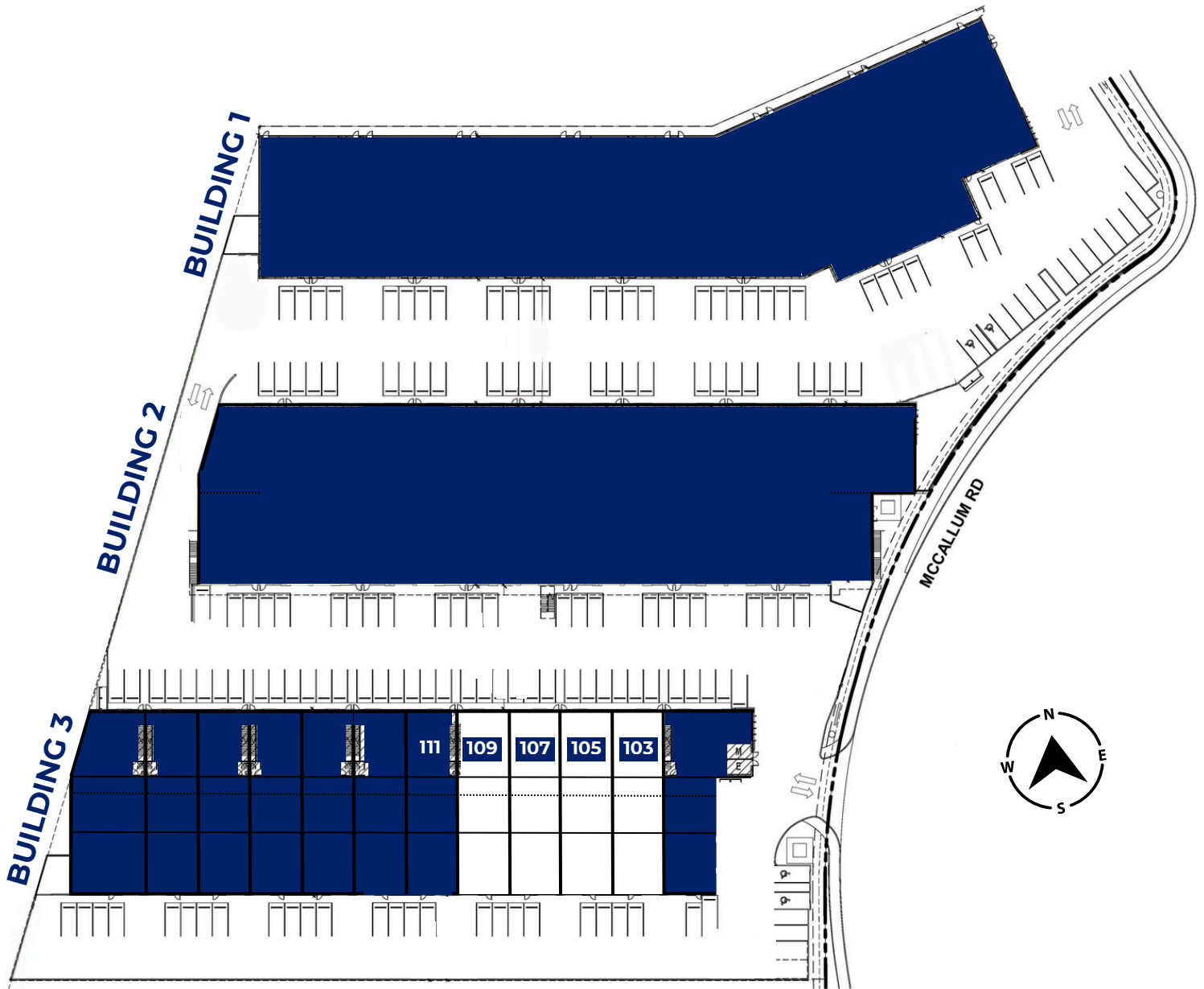
FLOOR LOAD

300 LBS/SF on Suspended Slab

LAYOUT

Open Concept Warehouse & 2nd Level Mezz

SITE PLAN | BUILDING 3

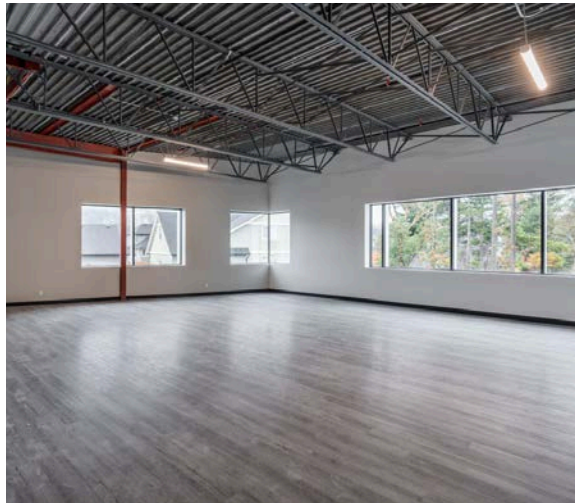


Building 3 - 834 McCallum Road, Langford

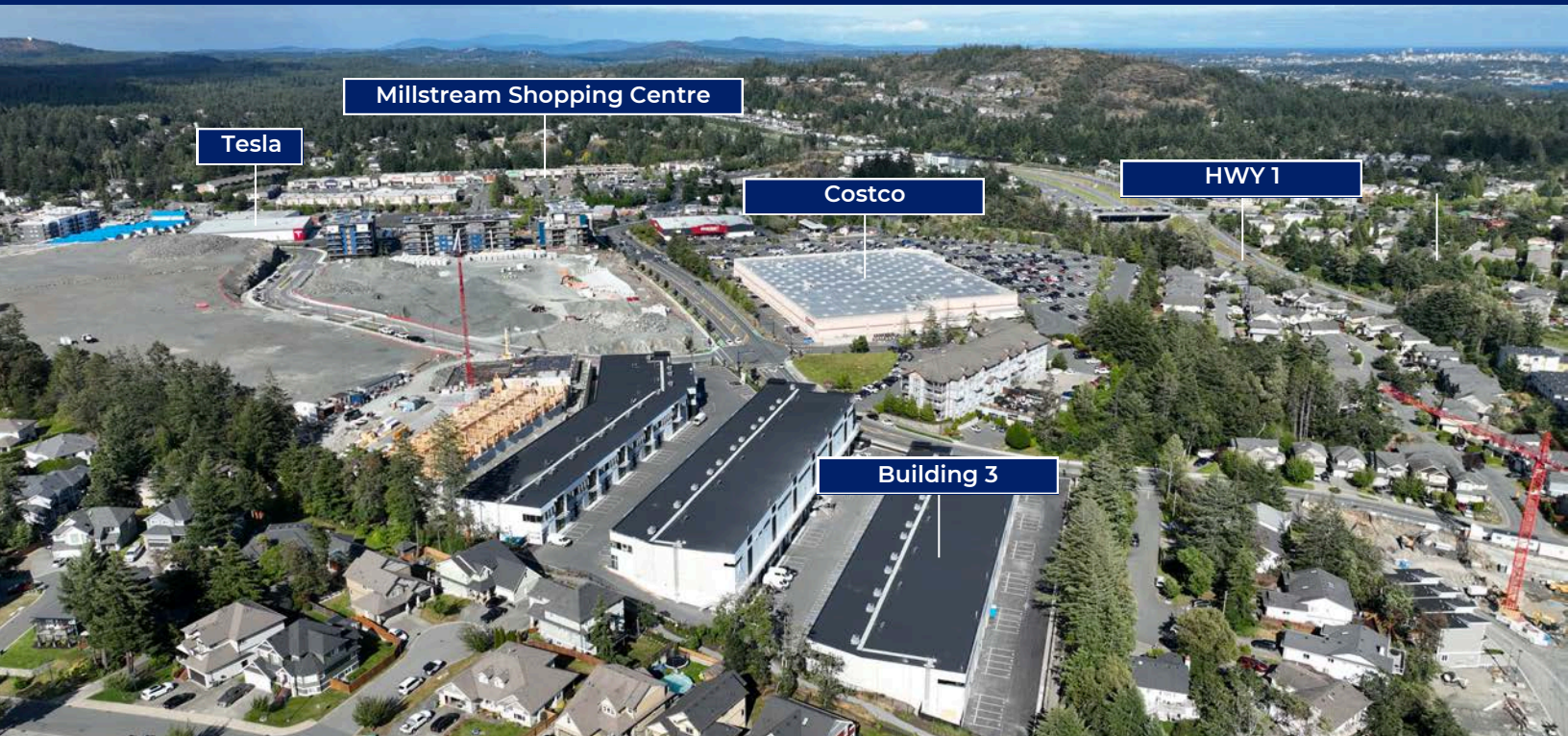
Unit	Main (SF)	Mezz (SF)	Total (SF)	Parking	Loading	Base Rent	Additional Rent	Monthly Rent
103	2,792	1,008	3,800	5	1	\$18.00	\$7.69	\$8,135.20
105	2,792	1,008	3,800	5	1	\$18.00	\$7.69	\$8,135.20
107	2,792	1,008	3,800	5	1	\$18.00	\$7.69	\$8,135.20
109	2,792	1,008	3,800	5	1	\$18.00	\$7.69	\$8,135.20
TOTAL	11,168	1,032	15,200	20	4			\$32,540.80

**Option to lease individual units available.*

834 MCCALLUM ROAD | LANGFORD



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LOCATION

IntraUrban Cornerstone offers unmatched connectivity, making it a prime location for diverse businesses. With direct access to major transportation corridors like Highway 1, it ensures efficient logistics and dependable connections. Its strategic location near key transportation routes provides seamless access to Greater Victoria's trade areas, along with short travel times to Victoria International Airport (YYJ), the Swartz Bay BC Ferry Terminal, and business hubs such as Duncan and Nanaimo.

Situated in the center of a well-established trade zone, IntraUrban Cornerstone delivers reduced transportation costs, improved access to suppliers, and proximity to local markets, enhancing overall competitiveness. This premier location positions your business or investment at the heart of Greater Victoria, paving the way for long-term success and growth.

TRADE AREA & DRIVE TIMES

SAANICH CORE + 12 MINUTES

DOWNTOWN VICTORIA + 18 MINUTES

VICTORIA AIRPORT + 30 MINUTES

SWARTZ BAY FERRY + 35 MINUTES

DUNCAN + 40 MINUTES

NANAIMO + 1 HOUR 20 MINUTES

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