

JBW
COMMERCIAL

WAREHOUSE, RETAIL, & OFFICE · TWO LEVELS



FOR LEASE

2374 MILLSTREAM ROAD

LANGFORD, BC
UNITS 100 & 200 — WHOLE BUILDING

±6,106

SQ FT TOTAL

2

LEVELS

BP1

ZONING

\$22.00

PER SQ FT NET

THE OFFERING

2374 Millstream Road offers 6,106 sq ft over two levels, with high retail exposure onto Millstream Road and only a minute drive from the Trans-Canada Highway. The main floor is 4,853 sq ft of warehouse, retail/showroom, with a grade level loading door and retail access; the second floor is 1,253 sq ft of finished offices above, connected internally.

Both floors are offered together, warehouse and retail/showroom area below, administration above, along with high traffic signage and exposure to Millstream Road traffic. Zoning is BP1 (Business Park 1 — Millstream Road West), which supports a broad range of light industrial, service-commercial, and office uses.

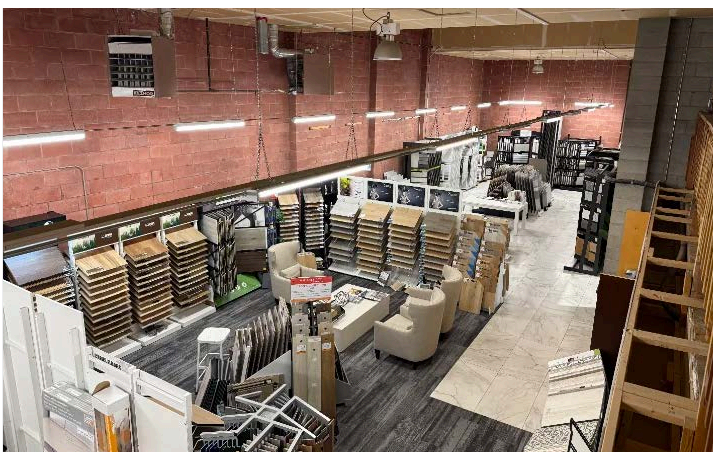
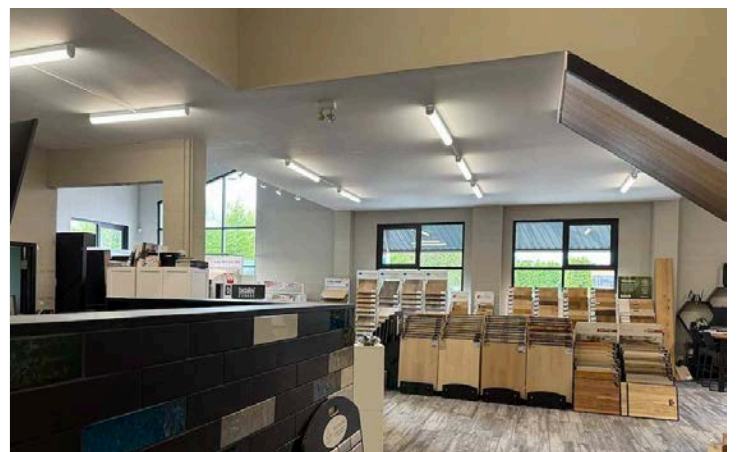
The building suits trades and contractors, retail operators, building-supply and distribution users, service commercial operators, and any tenant needing warehouse, showroom, retail, and office capacity in the same premises.

LEASE TERMS

\$22.00	\$8.55	\$15,545	3 – 5 YR
BASE RENT / SQ FT	ADDITIONAL RENT / SQ FT	MONTHLY GROSS RENT + GST	PREFERRED TERM

SALIENT FACTS

ADDRESS	2374 Millstream Road, Langford
UNITS	100 & 200 — leased together
MUNICIPALITY	City of Langford
ZONING	BP1 — Business Park 1
OCP	Neighbourhood Centre
YEAR BUILT	1999
MAIN FLOOR — WAREHOUSE/RETAIL	±4,853 sq ft
SECOND FLOOR — OFFICE	±1,253 sq ft
TOTAL NET RENTABLE	±6,106 sq ft
AVAILABLE	November 1, 2026



BUILDING & UNIT DETAILS

CONSTRUCTION

Solid brick, concrete foundation

STOREYS

Two

MAIN FLOOR — 4,853 SQ FT

Open warehouse/retail with grade access

SECOND FLOOR — 1,253 SQ FT

Finished office — private offices, boardroom, staff area

CEILING HEIGHT

Warehouse — 23'1" high point, 16'3" low point

LOADING

One (1) grade level loading bay door — 10' wide x 10'4" high

SUITED TO

Trades and contractors · Building supply, flooring, and finishing · Distribution and light assembly · Service-commercial operators · Retail showroom and offices with warehouse support

AVAILABLE

November 1, 2026

POWER

200 AMP, Three Phase

HEATING

Electric baseboard in the showroom and upstairs offices; gas fired drop down heating in the warehouse

WASHROOMS

Two (2)

PARKING

Ten (10) parking stalls, common property

SIGNAGE

Millstream Road frontage

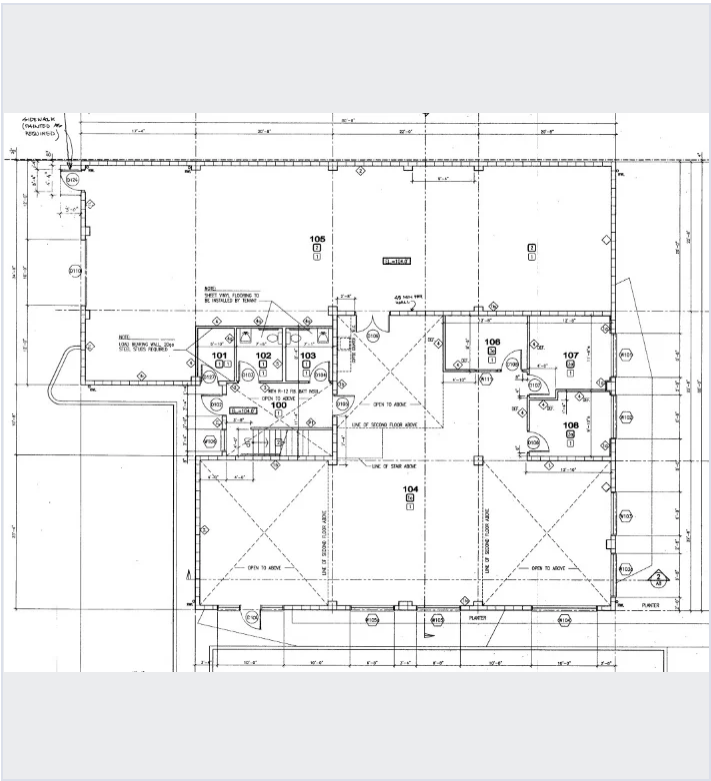
ACCESS

Millstream Road

FLOOR PLANS

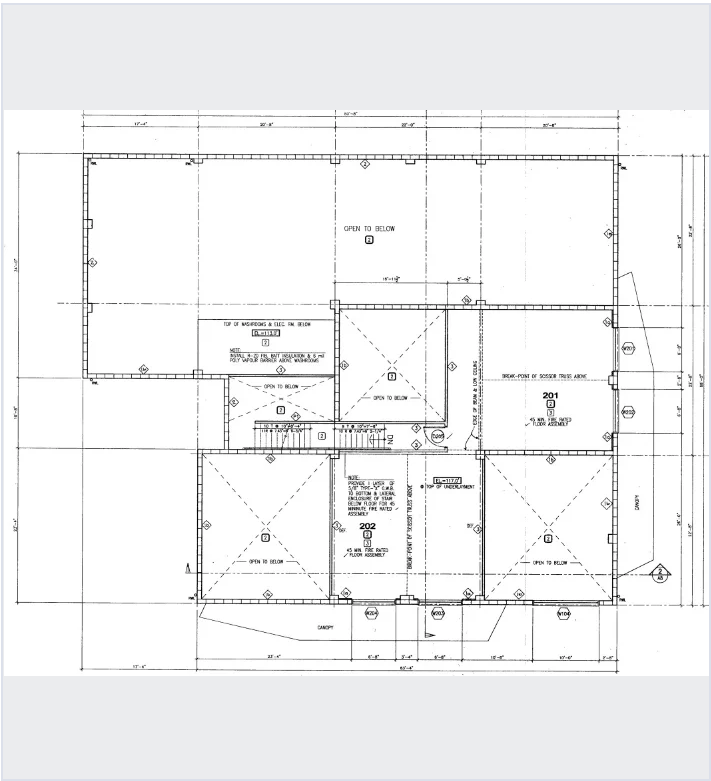
MAIN FLOOR — UNIT 100

±4,853 sq ft

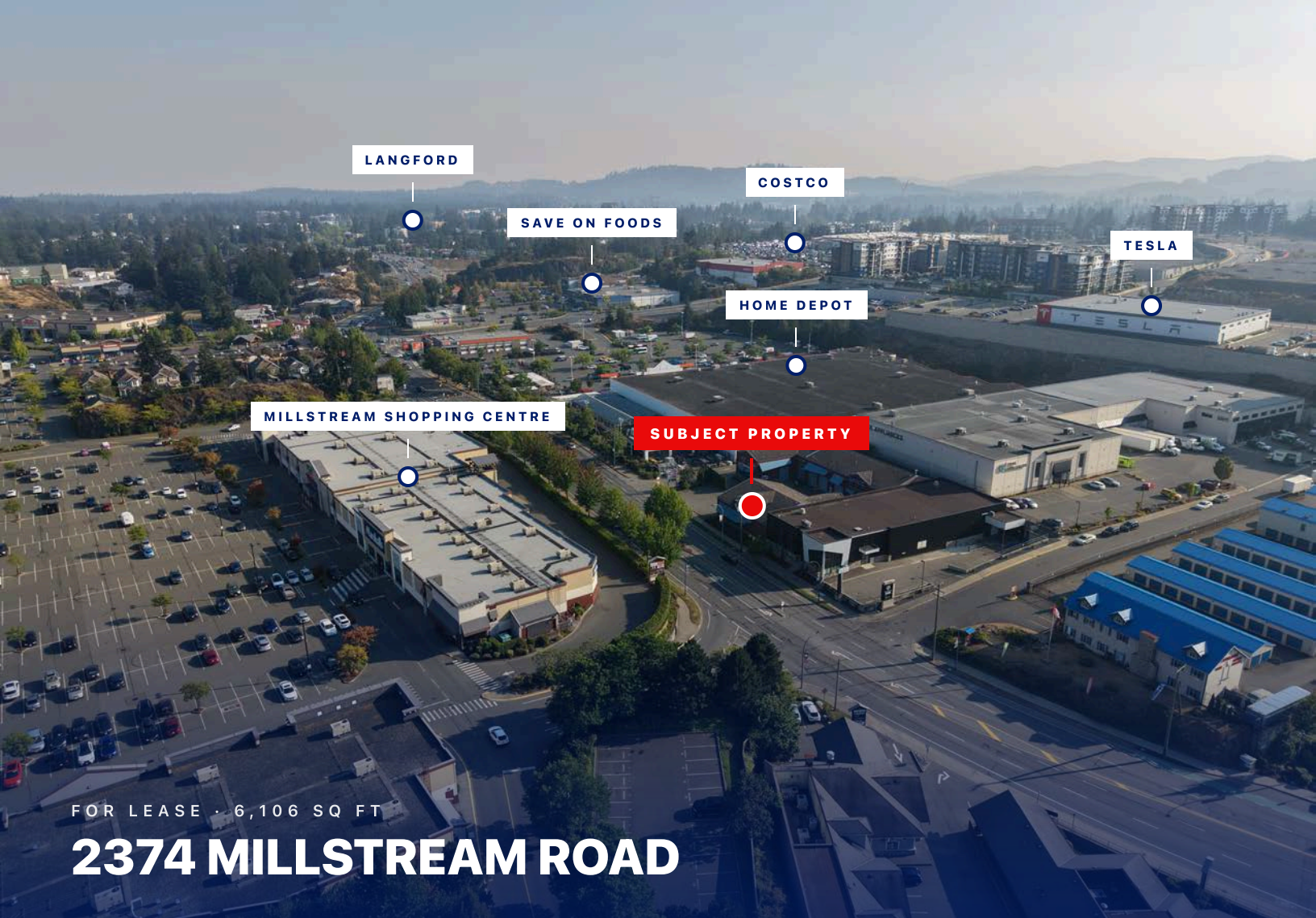


SECOND FLOOR — UNIT 200

±1,253 sq ft



PLANS ARE FOR ILLUSTRATION ONLY. AREAS ARE APPROXIMATE AND SUBJECT TO MEASUREMENT.



THE LOCATION

The building sits on Millstream Road between the Trans-Canada Highway and Bear Mountain, the primary commercial and service corridor serving Langford and the Western Communities. Neighbouring uses include Millstream Shopping Centre, Costco, Home Depot, and the surrounding trades, service-commercial, and light industrial tenancies that supply the Westshore construction market.

Langford remains among the fastest-growing municipalities in British Columbia, and the Westshore residential base immediately behind the corridor supplies both customers and staff. Direct highway access puts downtown Victoria, the Saanich Peninsula, and the ferry terminals within a short drive.

DRIVE TIMES

Trans-Canada Highway	1 min
Downtown Langford	6 min
Downtown Victoria	25 min
Swartz Bay Ferry Terminal	45 min
Nanaimo	1 hr 10 min

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