

INDUSTRIAL STRATA UNITS

FOR LEASE

CORNERSTONE BUILDING 1

830 MCCALLUM ROAD, LANGFORD, BC

HARRY JONES

PERSONAL REAL ESTATE CORPORATION

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INDUSTRIAL FLEX STRATA WAREHOUSES

CORNERSTONE BUILDING 1

830 MCCALLUM ROAD, LANGFORD BC

LEASE RATE

\$18.00 PSF

+ operating costs + GST · triple net (NNN)

OPERATING COSTS (EST. 2026)

\$7.75 PSF

THE OFFERING

Rare opportunity to lease high-quality industrial flex warehouse space in Langford's busiest commercial district, with direct access to Highway 1. This prime location ensures seamless connectivity to Greater Victoria and beyond, making it an ideal choice for businesses seeking convenience and exposure.

The property benefits from flexible MUE2 zoning, accommodating a diverse range of industrial, retail, and office uses. Additional highlights include dedicated parking stalls, excellent signage visibility, and a well-appointed second-floor office or flex workspace.

FEATURES

- Units from 3,157 to 20,975 sq ft (combinable)
- 25 ft clear ceiling height
- Grade level loading door per unit (12' W x 10' H)
- 200 amp, 3 phase per unit
- Polished concrete floors, ESFR sprinklered
- Partitioned WC and office rough-in per bay
- 3 designated parking stalls per unit
- Fibre internet infrastructure in place
- Separate utility metering per bay
- TI allowance available for qualified tenants



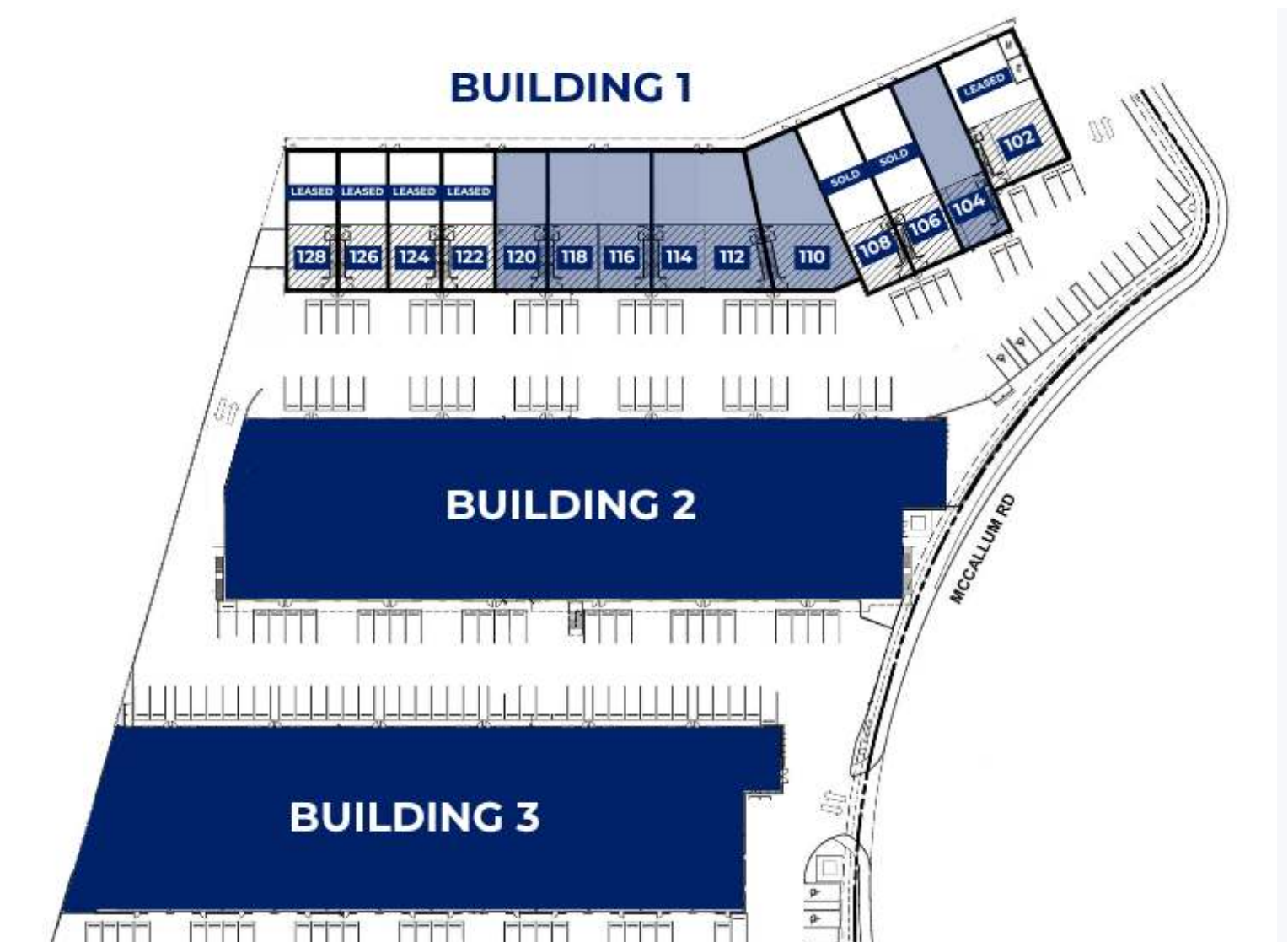
SALIENT FACTS

PROPERTY TYPE	Industrial Strata	POSSESSION	Immediately
AVAILABLE BAYS	7 units	ZONING	MUE2 (Mixed-Use Employment)
UNIT SIZES	3,157 to 20,975 sq ft	YEAR BUILT	2024
LEASE RATE	\$18.00 PSF + GST	CLEAR HEIGHT	25 ft
OPEX (EST. 2026)	\$7.75 PSF	LOADING	1 grade level per unit
MINIMUM TERM	3 years	POWER	200 amp, 3 phase per unit



SITE PLAN

Cornerstone Building 1, 830 McCallum Road, Langford BC



UNIT AVAILABILITY

UNIT	WAREHOUSE SF	OFFICE SF	TOTAL SF	LEASE RATE	OPERATING COSTS	TOTAL MONTHLY RENT
104	2,786 sq ft	1,029 sq ft	3,815 sq ft	\$18.00 PSF + GST	\$7.75 PSF	\$8,186.35 + GST
110	3,244 sq ft	1,571 sq ft	4,815 sq ft	\$18.00 PSF + GST	\$7.75 PSF	\$10,332.19 + GST
112	2,297 sq ft	1,235 sq ft	3,532 sq ft	\$18.00 PSF + GST	\$7.75 PSF	\$7,579.08 + GST
114	2,149 sq ft	1,008 sq ft	3,157 sq ft	\$18.00 PSF + GST	\$7.75 PSF	\$6,774.40 + GST
116	2,149 sq ft	1,008 sq ft	3,157 sq ft	\$18.00 PSF + GST	\$7.75 PSF	\$6,774.40 + GST
118	2,149 sq ft	1,008 sq ft	3,157 sq ft	\$18.00 PSF + GST	\$7.75 PSF	\$6,774.40 + GST
120	2,149 sq ft	1,008 sq ft	3,157 sq ft	\$18.00 PSF + GST	\$7.75 PSF	\$6,774.40 + GST



THE LOCATION

Cornerstone Building 1 is located at 830 McCallum Road in Langford, BC, within the West Shore's most active industrial corridor. The site provides direct access to Veterans Memorial Parkway and is minutes from the Trans-Canada Highway (Highway 1) interchange, well positioned for distribution, trades, and professional services reaching the Greater Victoria region.

The West Shore, encompassing Langford, Colwood, and View Royal, is the fastest growing municipality on Vancouver Island, with a residential population exceeding 90,000 within a 15-minute drive. Industrial vacancy in the Langford trade area has remained below 2% for six consecutive quarters, underpinning consistent rental rate growth and strong tenant retention across the corridor.

DRIVE TIMES

Downtown Victoria	22 min
Trans-Canada (Hwy 1)	5 min
Victoria Int'l Airport	28 min
Swartz Bay Ferry	36 min
Duncan / Cowichan Valley	38 min
Nanaimo	1 h 15 min

CONTACT THE LISTING TEAM



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