

**133 - 937 DUNFORD AVENUE, VICTORIA**  
**TWO LEVEL INDUSTRIAL UNIT WITH GRADE-LEVEL BAY DOOR**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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## OVERVIEW

Unit 133 at 937 Dunford Avenue represents an excellent opportunity to lease industrial space in Langford. Spanning two levels, this unit seamlessly bridges the gap between industrial and professional office space.

The ground floor provides a grade-level bay door, currently framed with windows and a separate glass entry door leading to an open workspace with a kitchenette, and a two-piece washroom. At the rear is a meeting room and a separate storage room. The upper level provides a versatile and open area and a second washroom and has its own entrance.

Large front windows provide excellent natural light throughout the unit. This space is highly adaptable, making it perfect for a range of business uses.

## PROPERTY HIGHLIGHTS



Ground floor provides a large open workspace, boardroom, storage room, kitchenette, and bathroom



Upper floor provides a flexible open space with additional kitchenette, and 3 piece washroom



Full glass entry, allows plenty of natural light into unit



3 dedicated on-site parking stalls



## SALIENT FACTS

<b>SIZE</b>	± 2,480 SQFT
<b>PARKING</b>	3 dedicated on-site parking stalls
<b>ZONING</b>	M1 - light industrial
<b>BASIC RENT</b>	\$17/SF
<b>ADDITIONAL RENT</b>	\$4.45/SF





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Located in the vibrant commercial core of Langford, this property benefits from quick access to the Trans-Canada Highway, opening up excellent connectivity to Greater Victoria. The surrounding area is comprised of various industrial businesses as well as large shopping centers nearby.

## FOR MORE INFORMATION CONTACT

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