

— FOR LEASE —
MID SIZE INDUSTRIAL WAREHOUSE

± 3,747 SQFT



JBW
COMMERCIAL

Unit 211 - 832 McCallum Road, Langford, BC

THE OFFERING | \$16.00 / SQFT



THE OPPORTUNITY

Don't miss the opportunity to secure the only available industrial strata unit for lease in Building 2 at Langford's most strategically located industrial development.

IntraUrban Cornerstone, PC Urban's 14th industrial strata project, represents a proven blueprint of modern, high-performance industrial design. Purpose-built with concrete tilt-up construction, efficient site circulation, and 18' clear warehouse heights, the project reflects years of experience delivering functional, durable, and highly sought-after industrial product across Western Canada.

ZONING:

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

- Business and Technology Uses
- Business support service
- Catering
- 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

SALIENT FACTS

CIVIC ADDRESS:

211 - 832 McCallum Road, Langford, BC

TOTAL SIZE: ± 3,747 SQFT

SIZE BREAKDOWN:

Main Floor: ± 2,739 SQFT

Second Floor: ± 1,008 SQFT

ZONING: Mixed Use Employment 2 (MUE2)

PARKING: 2 Parking Stalls

CEILING HEIGHT: 25'0" Clear Span Height

LIGHTING: Motion Sensor LED Lighting

ELECTRICAL: 200 AMP, 208/120 Volt, 3-Phase

PLUMBING:

2 Piece Washroom & Secondary Rough-In

LOADING:

12' x 10' loading bay door

211 - 832 MCCALLUM ROAD | LANGFORD





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 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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