

Westshore
Business Park

NORTHSHORE BUSINESS PARK		
Rightway Heritage Trimming		
COASTAL PAINTING	2900 Amy Rd	2936 Amy Rd
DELCO INDUSTRIAL EQUIPMENT	ENGINEERING INDUSTRIAL	DETAIL MISC
WEST GUY ACCIDENT	WITANELLO	WEST GUY RESTAURANT
		FIRST GENERAL RESTORATION

FOR LEASE

116 - 2936 Amy Road, Langford

Light Industrial Strata Unit | Westshore Business Park

\$4,746

Monthly Gross Rent

1,690 SF

Total Area

22'

Ceiling Height

Immediately

Available

Lease Opportunity

116 - 2936 Amy Road presents a well-positioned light industrial lease opportunity within the established Westshore Business Park in Langford, BC. The unit offers 1,690 SF of functional workspace with 22-foot warehouse ceilings, smooth finished concrete floors, and a 10' x 10' overhead roll-up door for convenient loading and material handling.

The BP3 - Business Park 3 zoning permits a broad range of light industrial and service commercial uses, making this unit suitable for trades, distribution, fabrication, or contractor operations. The unit includes a finished ground floor universally accessible washroom, 125 amp three-phase power, a 480 SF mezzanine level, and grade-level access with extensive frontage along Amy Road.

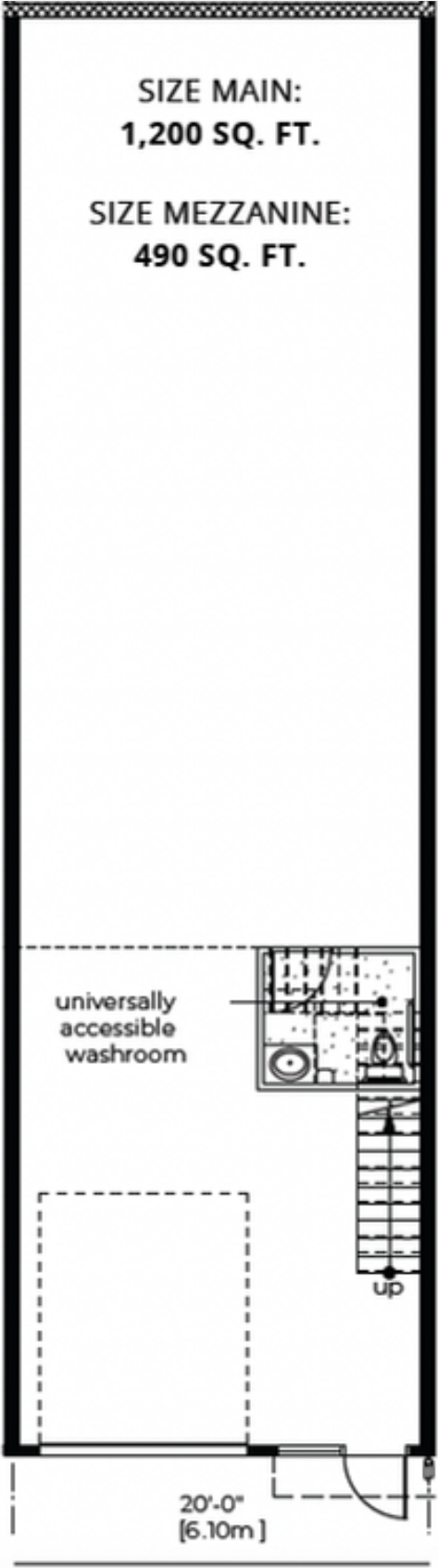


Property Highlights

- 22' warehouse ceiling height
- 1,690 SF total (1,200 main + 490 mezz)
- 10' x 10' overhead roll-up door
- 125 amp, 3-phase power
- Grade-level access with Amy Road frontage
- 2 Dedicated stalls (+ visitor stalls on site)
- Quick access to Highway 1 North and South Bound
- 25 Minute commute to Downtown Victoria

Salient Details

Civic Address	116 - 2936 Amy Road, Langford, BC
Unit Size	± 1,200 SF main floor & 490 SF mezzanine
Total SQFT	± 1,690 SF
Zoning	BP3 - Business Park 3 zoning
Term Length	3+ year lease terms with renewal option
Availability	Available Immediately



Location



2936 Amy Road is situated within the established Westshore Business Park, one of Langford's most active and strategically positioned industrial corridors. The property benefits from immediate access to Westshore Parkway and is located approximately 900 meters from the Trans-Canada Highway (Highway 1), providing efficient connectivity throughout Greater Victoria and northbound to the Island Highway network.

Langford continues to be one of British Columbia's fastest-growing municipalities, with sustained residential expansion and commercial development driving strong demand for industrial and service-commercial space. The surrounding area is home to a mix of national and regional users, including distribution, construction trades, building supply, and service-oriented businesses that support the West Shore's expanding population base.

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