

**FOR SALE**

**UNIT 109 - 834 MCCALLUM ROAD  
LANGFORD, BC**

Brand New 3,800 sq. ft. Rear Loading Flex Warehouse  
With Direct Access to Trans-Canada HWY 1

**JBW**  
COMMERCIAL

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# THE OFFERING | \$1,615,000



## THE OPPORTUNITY

Take advantage of the only unit currently for sale in Building 3 in Langford's most well-located industrial development. Positioned within IntraUrban Cornerstone, the latest premier industrial strata project by PC Urban, Unit 109 in Building 3 presents a unique chance to secure brand-new, high-quality industrial space in the heart of Langford.

## HIGHLIGHTS

- Rear loading bay door to 25' clear span warehouse
- Front entrance to retail/showroom area and second floor
- Direct highway access to HWY 1
- Five (5) parking stalls + parking space in front of bay door
- Exceptionally well situated within Langford's commercial core
- Concrete tilt up construction with high quality finishings



## SALIENT FACTS

### CIVIC ADDRESS:

834 McCallum Road, Langford, BC

### SIZE:

Warehouse: 2,792 SQFT  
Second Floor: 1,008 SQFT  
Total: 3,800 SQFT

### ZONING:

Mixed-Use Employment (MUE2)

### PRICE:

\$1,615,000

### PARKING:

Five (5) Parking Stalls

### LOADING:

One (1) Rear Loading Bay Door

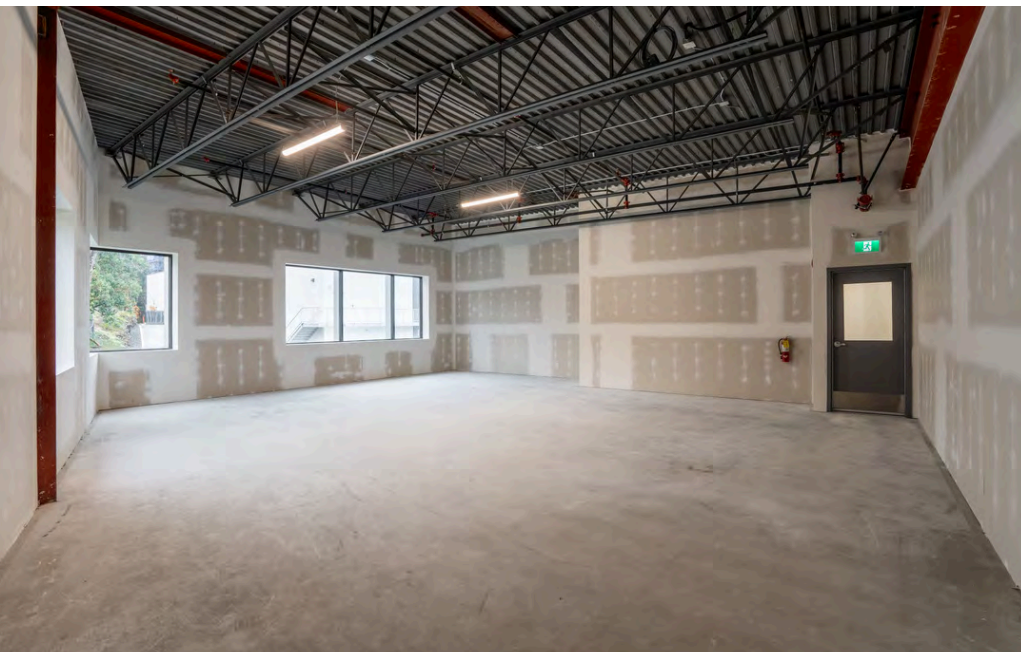
# INTRAURBAN | CORNERSTONE



## ZONING:

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

- Business and Technology Uses
- 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



## PROPERTY FEATURES

### YEAR BUILT

2024

### ACCESS/EGRESS

Highway 1 - McCallum Road, Langford, BC

### FRONTAGE

McCallum Road Retail Frontage

### CONSTRUCTION

Concrete Tilt-Up Construction

### STOREYS

Two

### LOADING OPTIONS

Rear Loading Option

### LOADING SIZE

12' x 10' Grade Level Loading

### PARKING

5 Parking Stalls

### CEILING HEIGHT

25'0" Clear Span Warehouse Height

### LIGHTING

Extensive Motion Sensor LED Lighting

### ELECTRICAL

200 AMP, 208/120 Volt, 3-Phase Power

### PLUMBING

2 Piece Washroom & Secondary Rough-In

### HEATING

Gas Fired Heater in Warehouse

### NATURAL GAS

Natural Gas Connection in Every Unit

### SPRINKLERS

ESFR Sprinklers

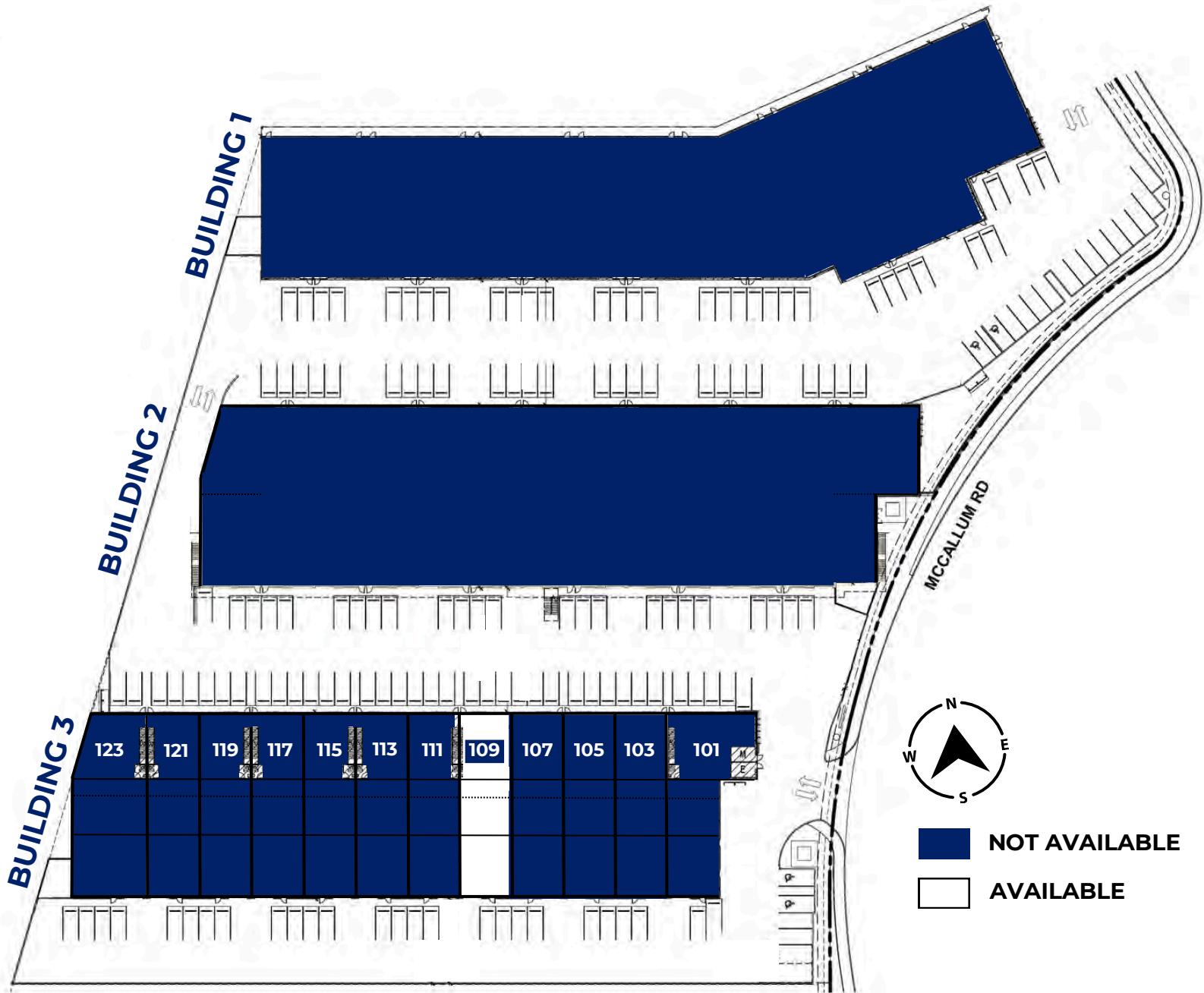
### FLOOR LOAD

300 LBS/SF on Suspended Slab

### LAYOUT

Open Concept Warehouse & 2nd Level Mezz

# SITE PLAN | BUILDING 3

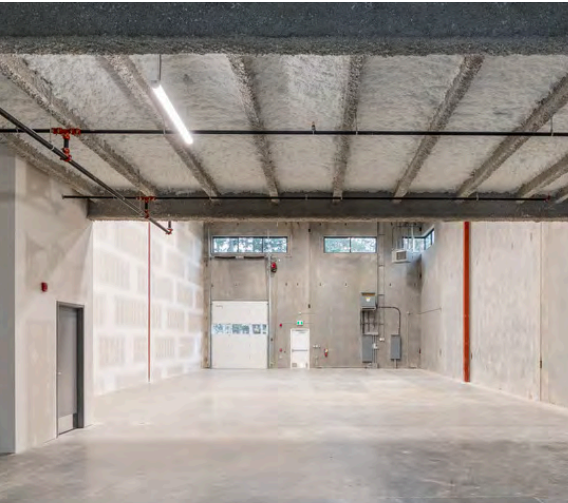


## Building 3 - 834 McCallum Road, Langford

Unit	Main (SF)	Mezz (SF)	Total (SF)	Parking	Loading	Price
109	2,792	1,008	3,800	5	1	\$1,615,000

*\*Option to combine units for a larger contiguous space in Building 3*

# 834 MCCALLUM ROAD | LANGFORD



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## LOCATION

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 transportation 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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