



CORNERSTONE TWO. FLEXIBILITY  
FOR BUSINESS INDEPENDENCE.



**INTRAUrBAN**  
CORNERSTONE

*Your new Langford business base.*

# INTRAUrBAN CORNERSTONE TWO. A DEPTH OF DESIGN FOR ALL LEVELS OF BUSINESS.

IntraUrban Cornerstone Two is really two buildings in one. The upper level offers generous unit space perfect for businesses that need room to grow. The lower level gives ownership opportunities to independent businesses or owner/investors who require a smaller operational footprint. Together they bring more options to West Shore owners than ever before.

## Upper Units – For business at scale.

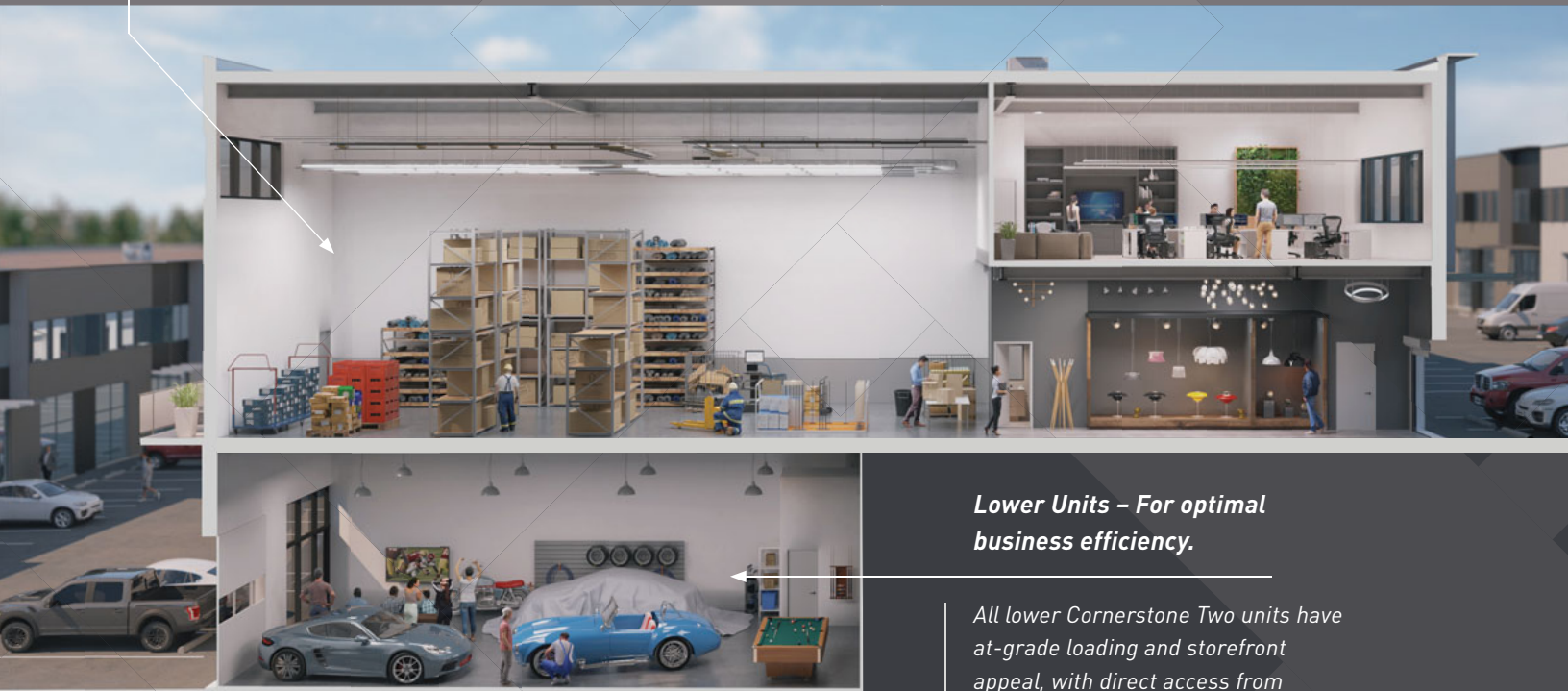
Industrial unit Sizes from 3,747 to 5,855 square feet\* and 25-foot ceiling heights, this level provides direct access from City Gate Boulevard for shipping and customers. Built-in concrete mezzanines offer space flexibility, whether for offices, storage or even different business departments.

\* Units can be combined to create larger unit sizes.

These units have a wide range of potential uses including;

- Industrial Services
- Building Supply
- Food & Beverage Processing
- Material Manufacturing
- Marine Accessories & Distribution
- E-Commerce
- Investment and More

830 MCCALLUM ROAD, LANGFORD, BC

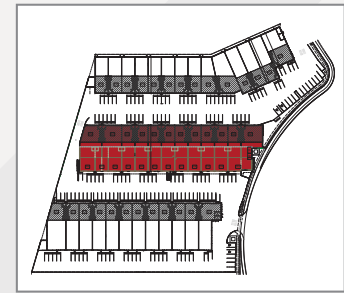
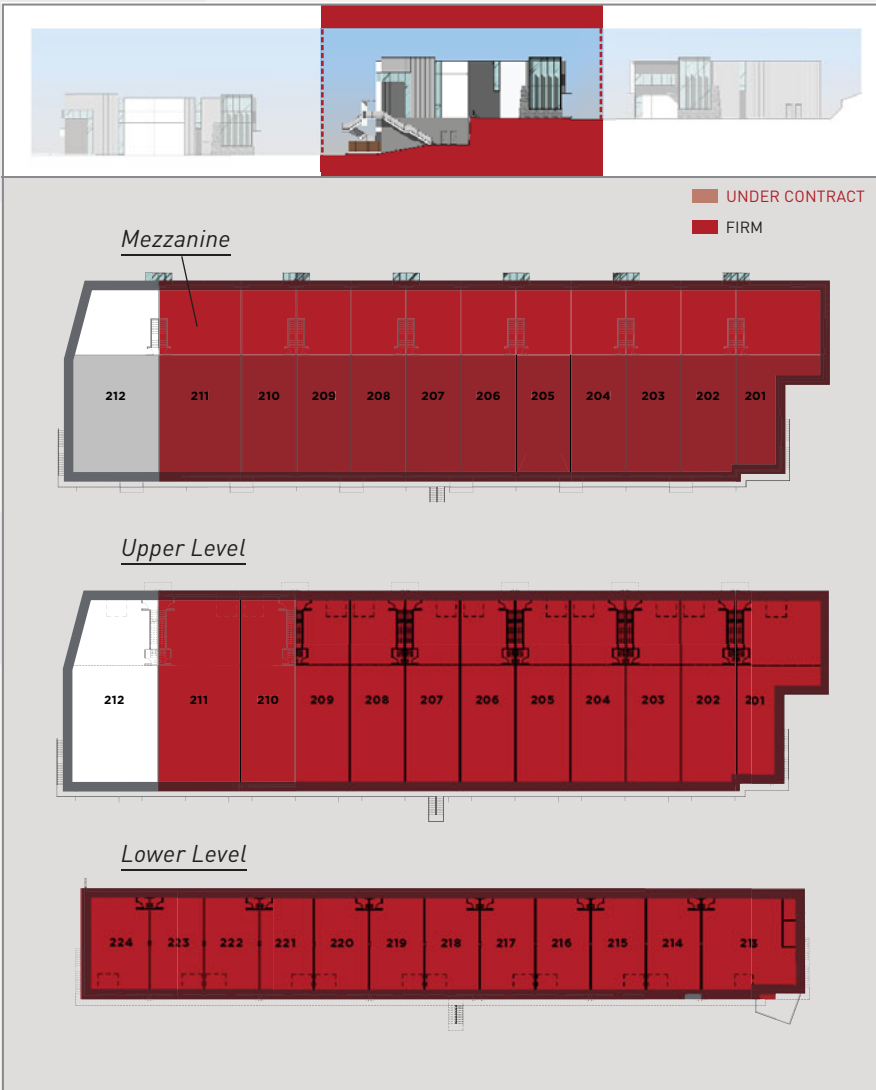


Imagine having your own space for:

- Fitness & High-Performance Athletics
- Recreational Equipment
- Home Business Expansion
- Technology and Office
- Investors
- Personal and Business Storage
- Investment and Leasing

## Lower Units – For optimal business efficiency.

All lower Cornerstone Two units have at-grade loading and storefront appeal, with direct access from McCallum Road. More compact spaces from 1,475 to 2,360 square feet open up strata industrial possibilities for smaller businesses, offices, individual ownership and more, with plenty of room under 17-foot clear ceiling heights.



## CORNERSTONE TWO SPECIFICATIONS:

On both levels:

- Contemporary storefront and extensive glazing
- One (1) 12' high x 10' wide grade level loading door per unit
- 3-phase power (200 amp)
- ESFR Sprinklers
- Heavy main floor load capacity (300 lbs/sf)
- Mezzanine floor load capacity (50lbs/sf)
- Accessible washroom built-out on ground floor
- Plumbing rough-in provided for mezzanine level
- HVAC unit for mezzanine
- Separately metered utilities

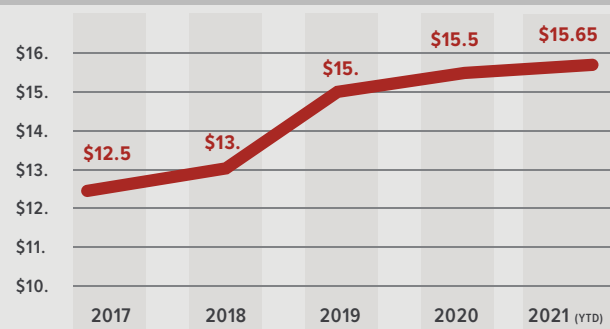
### It's time for your business to build equity.

Instead of paying your landlord's mortgage, why not pay your own? While historic numbers are no indicator of future performance, the increase in values of IntraUrban Business Parks speak for themselves.



### HISTORICAL INDUSTRIAL LEASE RATES

(AVG \$/SF) VICTORIA CRD



# ACT NOW FOR YOUR BEST CHOICE AT INTRAURBAN CORNERSTONE TWO.

With its two levels of options, IntraUrban Cornerstone Two will attract twice the interest in this high-demand market. Secure your business future, make your move now.



---

FOR MORE INFORMATION, PLEASE CONTACT:  
**250.410.3000**

## CORDELL LLOYD

Associate Vice President, Capital Markets Investment Sales

**1.250.896.3282**

Cordell.Lloyd@cushwake.com

## RON J EMERSON\*

Vice President, Industrial Sales and Leasing

**604.608.5921**

Ron.Emerson@cushwake.com

## GRAHAM WILLIAMS

Associate, Industrial Sales and Leasing

**604.837.1819**

Graham.Williams@cushwake.com



\*Personal Real Estate Corporation

830 MCCALLUM ROAD, LANGFORD, BC  
**INTRAURBAN.CA/CORNERSTONE**



A dedicated team of experienced real estate and asset management professionals overseeing more than four billion dollars' worth of real estate investments in Canada and the United States.



A Vancouver-based real estate development and investment company, specializing in re-imagining residential and commercial/industrial properties that have true, unrealized potential.

© 2021 Cushman & Wakefield ULC. All Rights Reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC.