



CORNERSTONE THREE.
ACCESS FOR BUSINESS GROWTH.



INTRAUrBAN
CORNERSTONE

Your new Langford business base.

INTRAUrBAN CORNERSTONE THREE. SPACE FOR BOTH SIDES OF YOUR BUSINESS.

Cultivate a strong sense of arrival for customers, while also utilizing the practicality of rear loading. Whatever your specific requirements, the units at IntraUrban Cornerstone Three give you the access you need in a location that offers the best of all worlds.

Right-sized for operational flexibility and maximum access.

Imagine having your own space with both a modern storefront and grade level loading at the rear. Choose from unit sizes ranging from 3,800 to 5,062 square feet*, located in Langford's retail and commercial hub. As with all IntraUrban developments, these units are brand new and ready for your ideas.

* Units can be combined to create larger unit sizes.

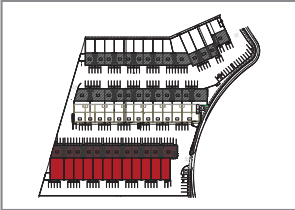
830 MCCALLUM ROAD, LANGFORD, BC



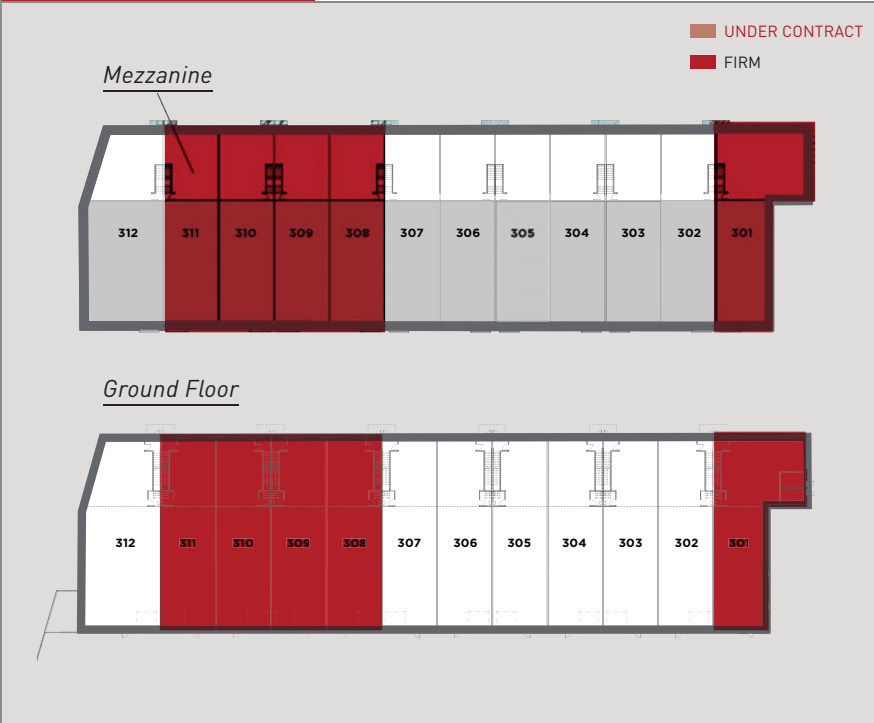
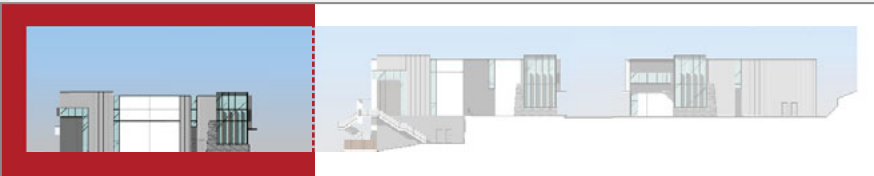
LANGFORD'S BUSINESS-FRIENDLY MUEC2 ZONING OPENS UP YOUR POSSIBILITIES.

Potential uses include:

- Commissary Kitchens
- Building Supply
- Distribution, Shipping, Logistics and Transportation
- Material Manufacturing
- Marine Accessories & Distribution
- E-Commerce
- Investment and More



IntraUrban Cornerstone Three offers solid industrial construction with architectural design details.



CORNERSTONE THREE SPECIFICATIONS:

- 25' clear warehouse ceiling heights
- Contemporary storefront and extensive glazing
- Rear loading configuration
- One (1) 12' high x 10' wide grade level loading door per unit
- Built-in concrete mezzanine
- 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 provided for mezzanine
- Separately metered utilities

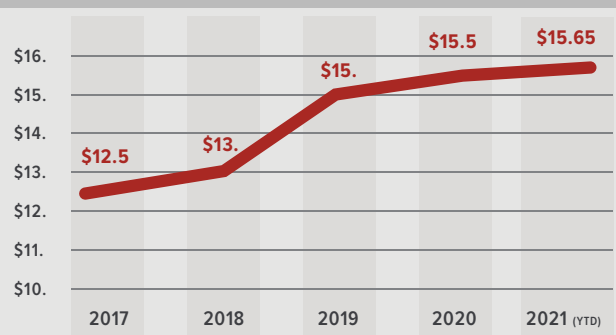
It's time for your business to build equity.

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



DON'T WAIT TOO LONG TO SCALE UP AT INTRAURBAN CORNERSTONE THREE.

Strata industrial market demand is high. Units of this size and specification will appeal to organizations who have the resources and ability to act quickly. Secure your business future among them.



FOR MORE INFORMATION, PLEASE CONTACT:
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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.

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