

FOR LEASE

UNITS 110, 112, 114, 116

832 McCallum Road, Langford, BC



1,475 SF UNITS



INTRAUROBAN CORNERSTONE

Your new Langford business base.



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832 McCALLUM ROAD, LANGFORD, BC



THE OPPORTUNITY

All lower Cornerstone Two units have at-grade loading and storefront appeal, with direct access from McCallum Road. More compact spaces from 1,475 up to 5,900 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.

POTENTIAL USES INCLUDE

- Light Industrial
- Construction Subtrades
- Building Supply
- Light Manufacturing
- Wholesale Sales or Service
- Fitness
- E-Commerce
- Financial Services
- Food and Beverage Distribution Service

BUILDING FEATURES

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

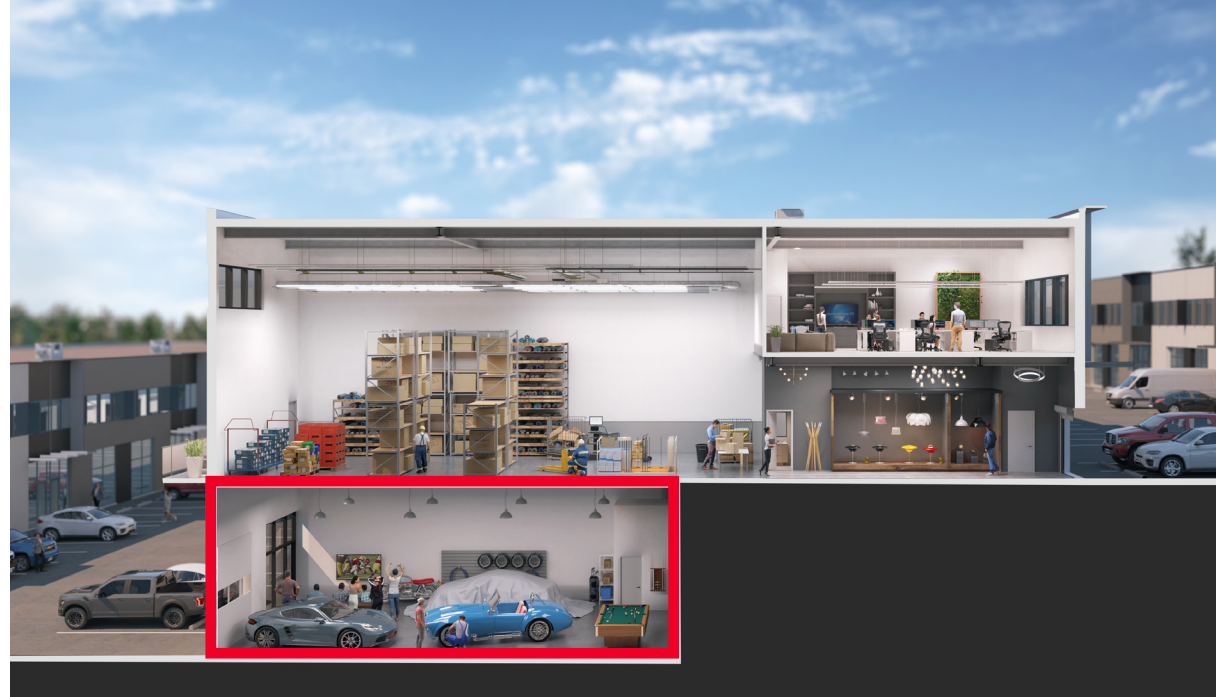
ASKING LEASE RATE

Contact agent for details

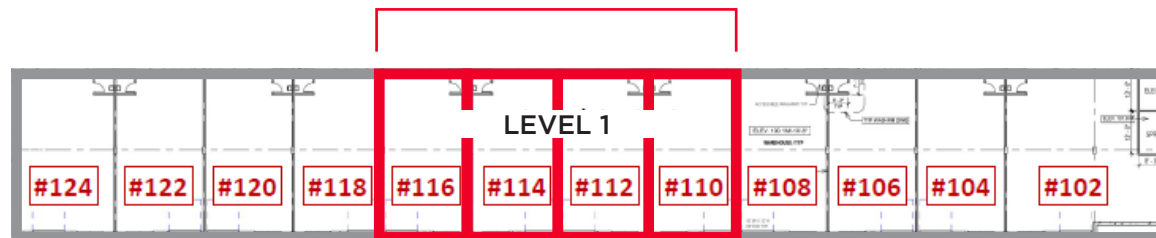
ADDITIONAL RENT

\$8.22 PSF (2024 Est.)

* The contiguous units can be combined.



5,900 SQUARE FEET



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