

FOR SALE OR LEASE
3,747 SF



UNIT 215, 832 MCCALLUM ROAD
LANGFORD, BC

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THE OPPORTUNITY

Ready for immediate occupancy, newly constructed, centrally located in the commercial heart of Langford. Service commercial, light industrial unit at Cornerstone Building Two.

ZONING

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

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

SALE PRICE

\$1,555,005

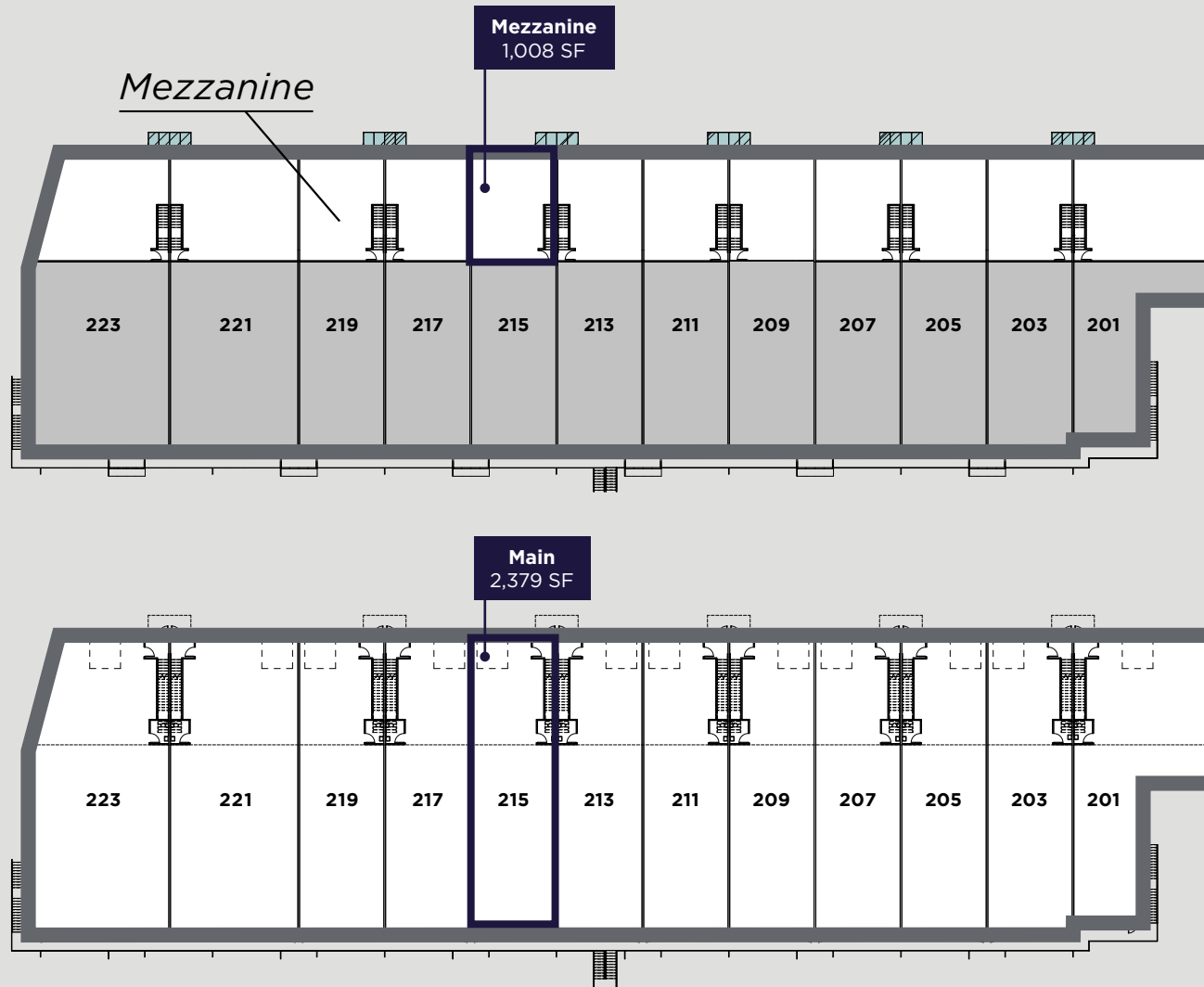
ASKING LEASE RATE

\$16.00

ADDITIONAL RENT:

\$8.22





CONTACT INFORMATION

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