

**REDUCED LEASE RATE  
ONLY \$8.75 SQ FT****8,097 sq ft of Brand New Industrial /  
Commercial Space  
1047 Langford Parkway****Never been occupied, brand new shell space  
available immediately in Langford!**

DTZ Barnicke is pleased to offer this space at well below market rates!

Zoned as part of the Hull's Field Comprehensive Development Zone the units are suitable for a wide range of uses including light industrial, office, wholesale and warehousing.

The space is finished to shell stage and is ready for custom tenant improvements and is available for lease immediately.

The industrial market features an ultra-low vacancy rate and a scarcity of quality product. In the current environment of rapidly rising land values and rental rates in recent years, the subject property provides incredible value.

**Contact:**

Gerry Van Vaals  
Personal Real Estate Corporation  
gerry.vanvaals@dtzbarnicke.com

Direct tel 250 616 2155

DTZ Barnicke Nanaimo Ltd.  
201 - 155 Skinner Street  
Nanaimo, British Columbia  
Canada, V9R 5E8

Tel: 250 753 5757

Fax: 250 753 4993

[www.dtzbarnicke.com/nanaimo](http://www.dtzbarnicke.com/nanaimo)

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Ross Marshall  
ross.marshall@dtzbarnicke.com

Direct tel 250 508 8182

DTZ Barnicke Victoria Ltd.  
888 View Street  
Victoria, British Columbia  
Canada, V8W 1K2

Tel: 250 382 3400 x106

Fax: 250 382 1333

[www.dtzbarnicke.com/victoria](http://www.dtzbarnicke.com/victoria)

### Property Particulars

- The building features a spacious and stylish modular design
- The space is finished to “shell” stage to allow tenants to customize the space to their needs
- 3 Phase 200 amp 120/208 volt electric service
- 22’ high ceilings
- 2 drive-in 10’ x 14’ overhead doors and 1 dock-loading door with leveler
- Extensive customer parking at the front of the development
- Functional 24’ bay width
- Gas fired heater
- Fully sprinklered



### Zoning

Zoned CD-2 (Comprehensive Development) which allows for a wide range of uses including, but not limited to, light industrial, office, wholesale and warehousing, retail as an accessory use, business colleges and trade schools.

Please refer to the City of Langford By-Laws for all permitted uses.





### Location

Langford is one of the municipalities of the West Shore in the Capital Regional District. Bordering Langford is the District of Metchosin, the City of Colwood, the Town of View Royal, the District of the Highlands and the Juan de Fuca Electoral Area. With its central location, Langford is becoming the commercial core of the West Shore. Langford is well served by highways, rail and bus to Victoria and the rest of Vancouver Island, and by ferries and

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The space has 10' x 14' bay doors and 1 dock-loading door with leveler



The site provides plenty of customer parking

## Offered for Lease

**Up to 8,097 sq ft**

**\$8.75 per sq ft**

**Plus**

**\$3.72 OET (est 2010)**

***Available immediately***

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