

**FOR LEASE**

# Warehouse/Logistics Facility With Cross-Dock & Yard Space

**2952 ED NIXON TERRACE**

LANGFORD, BC

**CBRE**



## THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to lease a 14,690 SF freestanding building, strategically located in Langford, in close proximity to the Trans Canada Highway. This steel and concrete building built in 2010 is fully sprinklered, fully fenced, with a 12' x 14' grade level loading door, twenty 8' x 10' dock level loading doors and 18' - 22' ceilings. The Property includes 12,000+ SF of warehouse, 4 offices, 2 storage rooms, 2 washrooms and a kitchen. 35 secured on-site parking stalls, and a large yard space are also available. The size of the building and land, building configuration and location make it a highly attractive warehouse / crossdock facility.

## DETAILS

<b>Municipal Address:</b>	2952 Ed Nixon Terrace   Victoria, BC
<b>PID:</b>	027-393-526
<b>Lot Size:</b>	84,177 SF   1.93 Acres
<b>Unit Size:</b>	Office: 2,140 SF Warehouse: 12,550 SF Total: 14,690 SF
<b>Ceiling:</b>	18' - 22'
<b>Heating:</b>	Warehouse: Gas Overhead Radiant   Offices: Heat Pump
<b>Electrical:</b>	1 x 400 Amp 3-Phase
<b>Loading:</b>	One 12' x 14' Grade Level Door   Twenty 8' x 10' Dock Level Doors
<b>Parking:</b>	35 Secured Surface Parking Stalls + Yard Space
<b>Availability:</b>	Sept 1, 2023

**BUILDING LEASE RATE: FROM \$20.00 PSF**  
**YARD & PARKING: CONTACT AGENTS**

## HIGHLIGHTS

- 14,690 Sq. Ft. building on 1.93 acre site
- Steel building built in 2010
- 18' to 22' ceilings
- 20 dock level doors and 1 grade level door
- Secure perimeter fencing
- Fully sprinklered
- 35 on site parking stalls plus yard area available
- Office/kitchen/storage with A/C
- Excellent zoning with a wide variety of uses
- Easy access to Greater Victoria & Mid Island

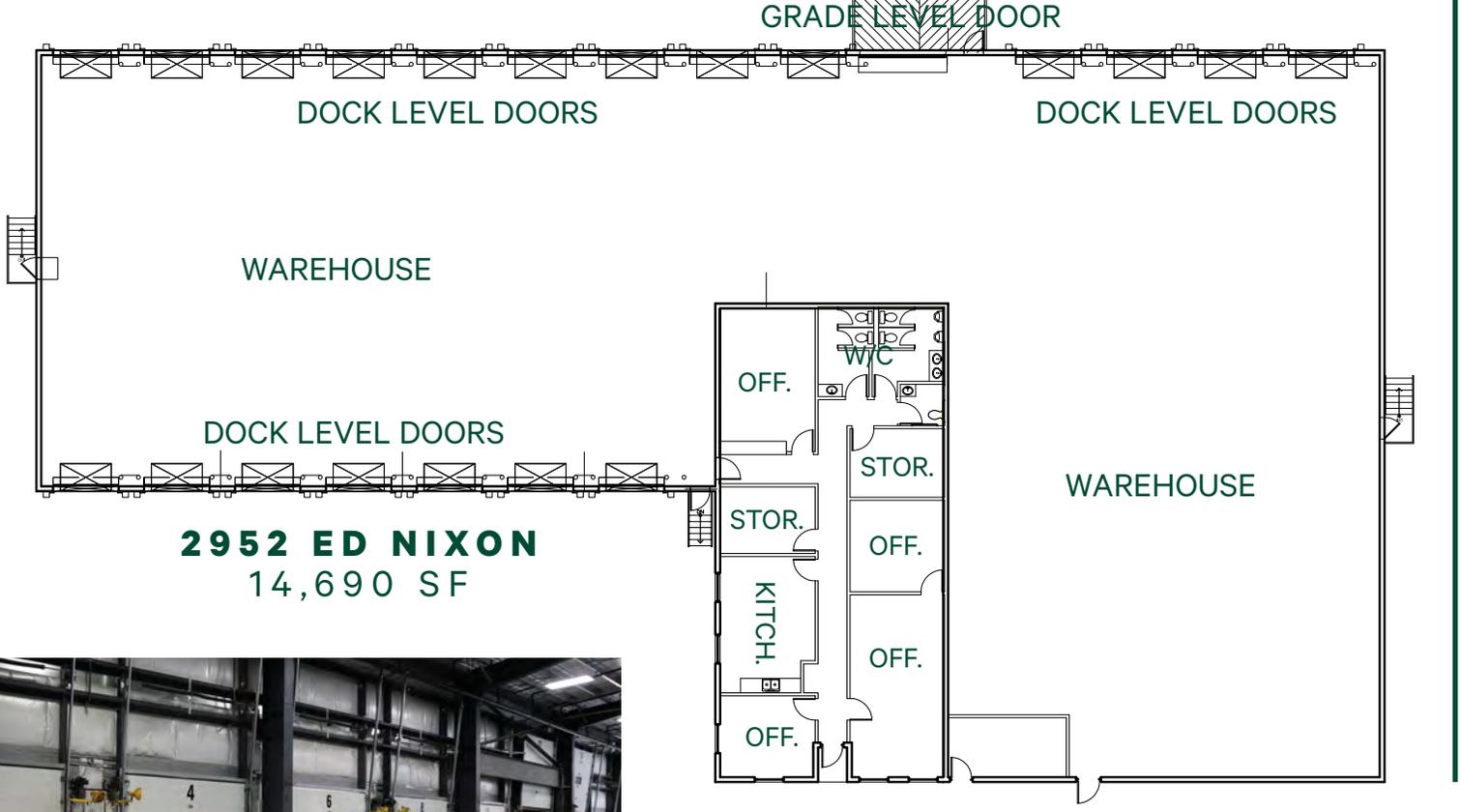
## ZONING

**Zoning:** CD-1 Comprehensive Development 1 -  
Goldstream Meadows

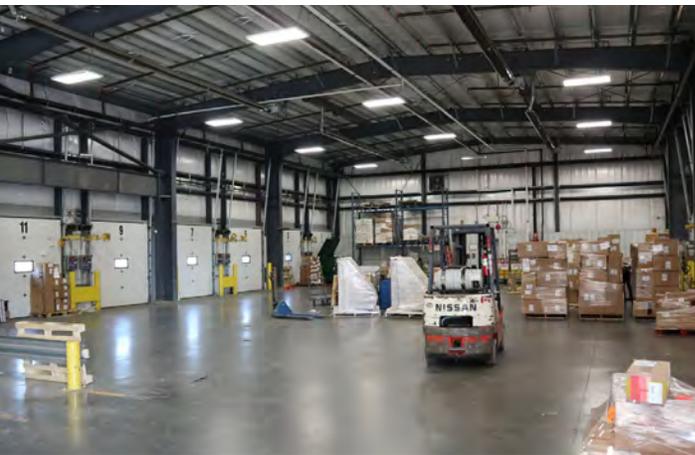
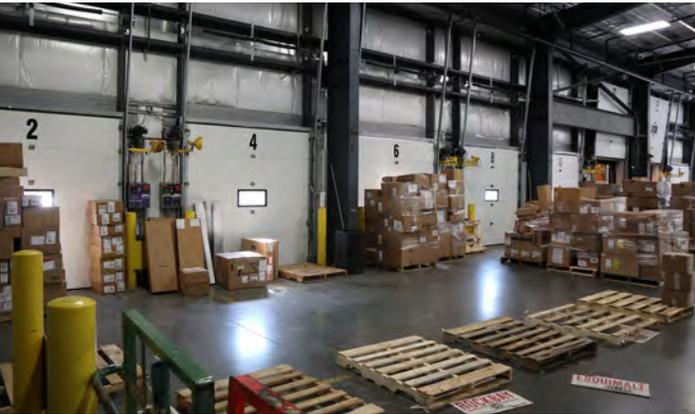
<b>Permitted Uses:</b> (Including, but not limited to)	<ul style="list-style-type: none"><li>• Light manufacturing &amp; assembly</li><li>• Light industrial</li><li>• Wholesale &amp; storage warehouse</li><li>• Printing, publishing</li><li>• Repair of motor vehicles</li><li>• Parts &amp; accessories</li><li>• Health clubs</li><li>• Mini-storage</li></ul>
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# FLOOR PLAN



**2952 ED NIXON**  
14,690 SF



FOR  
LEASE



YMCA/YWCA  
Tim Hortons  
Langford Public Library



LANGFORD

LANGFORD  
LAKE

WEST SHORE PKWY

GOLDSTREAM



**2952 ED NIXON TERRACE**  
LANGFORD, BC

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