



## 830 McCallum Road 117 Langford British Columbia

\$18

A great opportunity to a Lease Industrial Flex Warehouse Space in a brand-new Development in Langford with 5 dedicated parking stalls + Grade level loading Bay (12x10). This unit benefits from approximately 2800 sq ft of warehouse space with 25ft + clear height ceiling and second-floor office space of approximately 1000 sq ft. The Unit is delivered in a warm shell with a finished ground floor accessible bathroom, concrete floors and sanded and taped drywall, ready for paint. The second floor has HVAC and rough-in for plumbing. The unit has retail glazing and a storefront to allow for a wide variety of uses under the flexible MUE2 Zoning. 200 amp, 3 phase power, grade level loading bay, gas heat for warehouse, front and rear entry and the central location provides easy access to the Trans Canada Hwy, the Westshore and has local amenities right at its doorstep including Costco and the Millstream Village Centre. The unit is vacant and easy to show. The Landlord is open to shorter flexible lease terms. (id:6769)

Listing Presented By:



Originally Listed by:

Pemberton Holmes - Cloverdale

<http://www.kaneryanrealty.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.