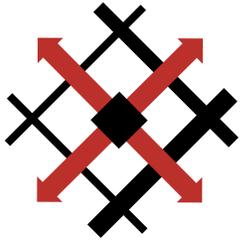


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**For Sale - New Pricing**

832 & 834 McCallum Road, Langford, BC



# INTRAU<sup>U</sup>RBAN

C O R N E R S T O N E



MARKETED BY

**WILLIAM | WRIGHT**

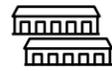
## Opportunity

Rare opportunity to take advantage of our **Limited Time Pricing** to own brand-new, premium quality space in Langford's most ideally located industrial strata development.

**IntraUrban Cornerstone** is the 14th strata industrial development by PC Urban, delivering best-in-class industrial product supported by extensive experience in concrete tilt-up strata development.

With Building 1 Sold Out and the majority of Building 2 and 3 units sold, don't miss out on this exciting opportunity to take advantage of the **New Pricing** for the limited units remaining at IntraUrban's newly completed Cornerstone development.

## Key Features



**Small to Large Bay Units Available**  
± 3,747 SF up to 22,800 SF



**Front and Rear Grade Level Loading Bays**  
Both Options Available



**Zoning**  
Mixed-Use Employment (MUE2)

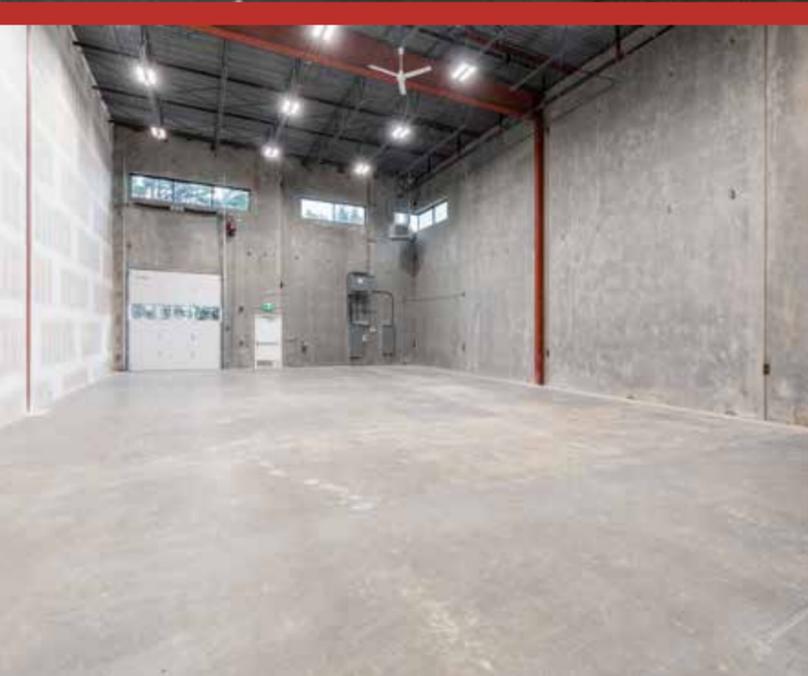


**Parking**  
Up to 6 stalls per unit



**Availability**  
Immediate, Occupancy in place





**Become a part of  
Langford's business  
hub, servicing all of  
Greater Victoria**

## Neighbourhood Map

### ● Neighbouring Anchor Businesses

- 1 Costco & Costco Gas
- 2 Tesla
- 3 Home Depot
- 4 Millstream Village Shopping Centre
- 5 RONA
- 6 Walmart
- 7 Westshore Shopping Mall

### ● Accommodation

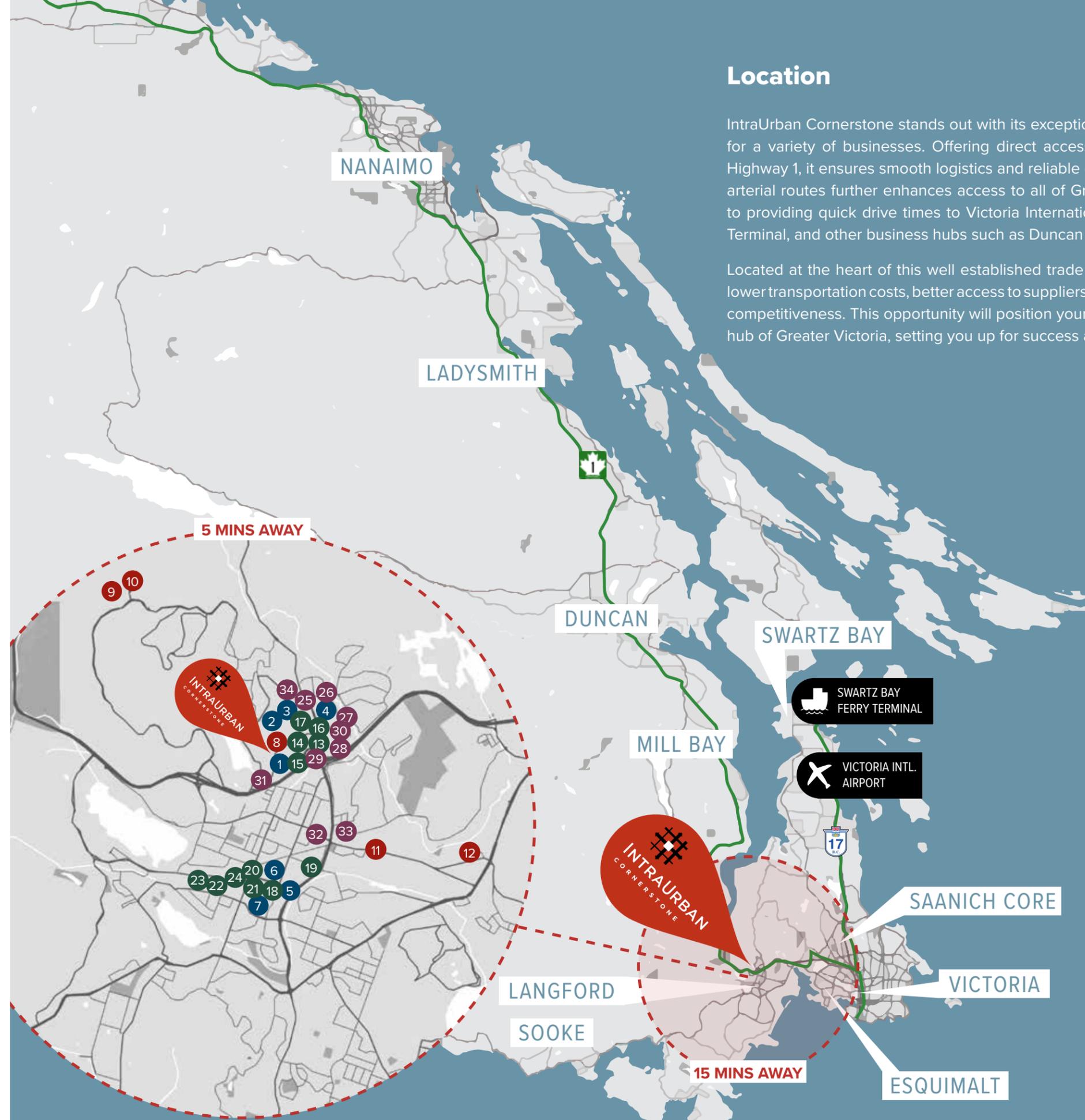
- 8 Four Points by Sheraton
- 9 Fairways Hotel
- 10 The Westin Bear Mountain
- 11 Solo Suites
- 12 Holiday Inn

### ● Shops & Service Businesses

- 13 Best Buy
- 14 Staples
- 15 SaveOnFoods
- 16 Kal Tire
- 17 Trail Appliances
- 18 Canadian Tire
- 19 Harris Dodge Car Dealer
- 20 Lordco Auto Parts
- 21 Winners & HomeSense
- 22 Buckerfields Garden Centre
- 23 Quality Foods
- 24 Fountain Tire Shop

### ● Food & Restaurants

- 25 Starbucks
- 26 900 Degrees Pizza
- 27 Milestones
- 28 McDonald's
- 29 Tim Hortons
- 30 A&W
- 31 Mr. Mikes Steakhouse
- 32 Bin 4 Burger Lounge
- 33 Boston Pizza
- 34 Dairy Queen



## Location

IntraUrban Cornerstone stands out with its exceptional connectivity, making it an ideal hub for a variety of businesses. Offering direct access to key transportation routes such as Highway 1, it ensures smooth logistics and reliable connectivity. Its close proximity to major arterial routes further enhances access to all of Greater Victoria's trade areas, in addition to providing quick drive times to Victoria International Airport (YYJ), Swartz Bay BC Ferry Terminal, and other business hubs such as Duncan and Nanaimo.

Located at the heart of this well established trade area, IntraUrban Cornerstone provides lower transportation costs, better access to suppliers and local markets, and overall increased competitiveness. This opportunity will position your business and investment at the central hub of Greater Victoria, setting you up for success and growth well into the future.

## Drive Times

**DOWNTOWN VICTORIA**  
20 MINUTES

**ESQUIMALT**  
15 MINUTES

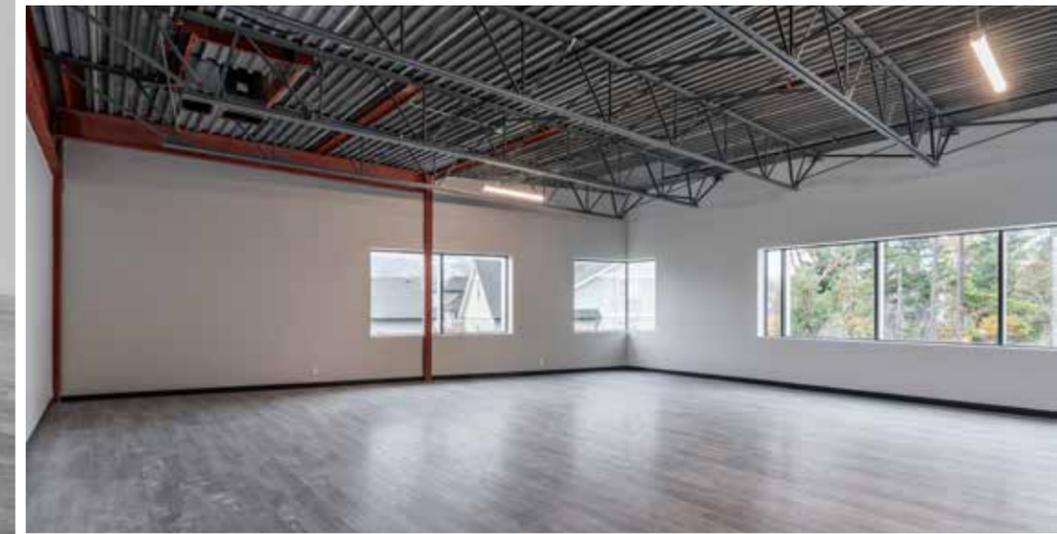
**SAANICH CORE**  
13 MINUTES

**YYJ AIRPORT**  
30 MINUTES

**SWARTZ BAY FERRY**  
35 MINUTES

**DUNCAN**  
40 MINUTES

**NANAIMO**  
1 HOUR 15 MINUTES



**IntraUrban Cornerstone is the 14th strata industrial development by PC Urban, delivering best-in-class industrial product supported by extensive experience in concrete tilt-up strata development.**

## Zoning

The property accommodates a wide variety of businesses under Langford's Mixed-Use Employment 2 (MUE2) Zone, such as:

- Business and Technology Uses
- Business support service
- Catering
- Electronics sale, service and manufacturing
- Equipment sales
- Office
- Specific fitness uses
- Specific recreation facility uses
- Research and development facility
- Contractor services
- Special wholesale
- Industrial use
- Warehouse

## Building Features

-  Concrete tilt-up Construction
-  Extensive Glazing Throughout
-  12' High x 10' Wide Grade Level Loading Doors
-  Rear & Front Loading Door Options
-  2 up to 6 Parking Stalls Per Unit
-  3-phase power (200 amp)
-  Extensive Motion Sensor LED Strip Lighting
-  Warehouse Windows Adding Natural Light
-  300 lbs/psf on suspended slab, greater on B3
-  Accessible Bathroom with Additional Roughed-In Plumbing
-  Natural Gas Connection Available In Every Unit
-  Gas Fired Heating In Warehouse
-  25' clear ceiling height
-  ESFR Sprinklers
-  Occupancy Available Immediately
-  Split Heating/Cooling Unit Installed On Mezzanine

## Unit Availability and Pricing

### BUILDING 1 (14 UNITS) - 830 MCCALLUM ROAD - SOLD OUT

BUILDING 2 UPPER (12 UNITS) - 832 MCCALLUM ROAD							
Unit	Main (SF)	Mezz	Total (SF)	Parking	Loading	Price/SF	Price
201	3,297	1,640	4,937	2	1 Grade	<b>SOLD</b>	<b>SOLD</b>
203	2,741	1,008	3,749	2	1 Grade	<b>SOLD</b>	<b>SOLD</b>
205	2,739	1,008	3,747	2	1 Grade	<b>SOLD</b>	<b>SOLD</b>
207	2,739	1,008	3,747	2	1 Grade	<b>SOLD</b>	<b>SOLD</b>
209	2,739	1,008	3,747	2	1 Grade	<b>SOLD</b>	<b>SOLD</b>
211	2,739	1,008	3,747	2	1 Grade	<b>SOLD</b>	<b>SOLD</b>
213	2,739	1,008	3,747	2	1 Grade	<b>SOLD</b>	<b>SOLD</b>
215	2,739	1,008	3,747	2	1 Grade	<b>SOLD</b>	<b>SOLD</b>
217	2,739	1,008	3,747	2	1 Grade	\$415	\$1,555,005
219	2,739	1,008	3,747	2	1 Grade	-	-
221	2,739	1,008	3,747	2	1 Grade	<b>SOLD</b>	<b>SOLD</b>
223	4,378	1,477	5,855	3	1 Grade	\$395	\$2,312,725

### BUILDING 3 (12 UNITS) - 834 MCCALLUM ROAD

Unit	Main (SF)	Mezz	Total (SF)	Parking	Loading	Price/SF	List Price
101	3,254	1,717	4,971	5	1 Grade	<b>SOLD</b>	<b>SOLD</b>
103	2,792	1,008	3,800	5	1 Grade	<b>UNDER CONTRACT</b>	
105	2,792	1,008	3,800	5	1 Grade	<b>UNDER CONTRACT</b>	
107	2,792	1,008	3,800	5	1 Grade	\$415	\$1,577,000
109	2,792	1,008	3,800	5	1 Grade	-	-
111	2,792	1,008	3,800	5	1 Grade	-	-
113	2,792	1,008	3,800	5	1 Grade	-	-
115	2,792	1,008	3,800	5	1 Grade	<b>SOLD</b>	<b>SOLD</b>
117	2,792	1,008	3,800	5	1 Grade	<b>SOLD</b>	<b>SOLD</b>
119	2,792	1,008	3,800	5	1 Grade	<b>SOLD</b>	<b>SOLD</b>
121	2,792	1,008	3,800	5	1 Grade	<b>SOLD</b>	<b>SOLD</b>
123	3,819	1,243	5,062	6	1 Grade	\$395	\$1,999,490

Option to combine available units for a larger contiguous space in Building 2 or 3



## For More Information Contact

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 harry@williamwright.ca  
 250.590.5797

**CONNOR BRAID**  
 PERSONAL REAL ESTATE CORPORATION  
 connor@williamwright.ca  
 250.590.5797

**WILLIAM | WRIGHT**

# Site Plan

Offering small to large bay units available from ± 3,747 SF to 22,800 SF.

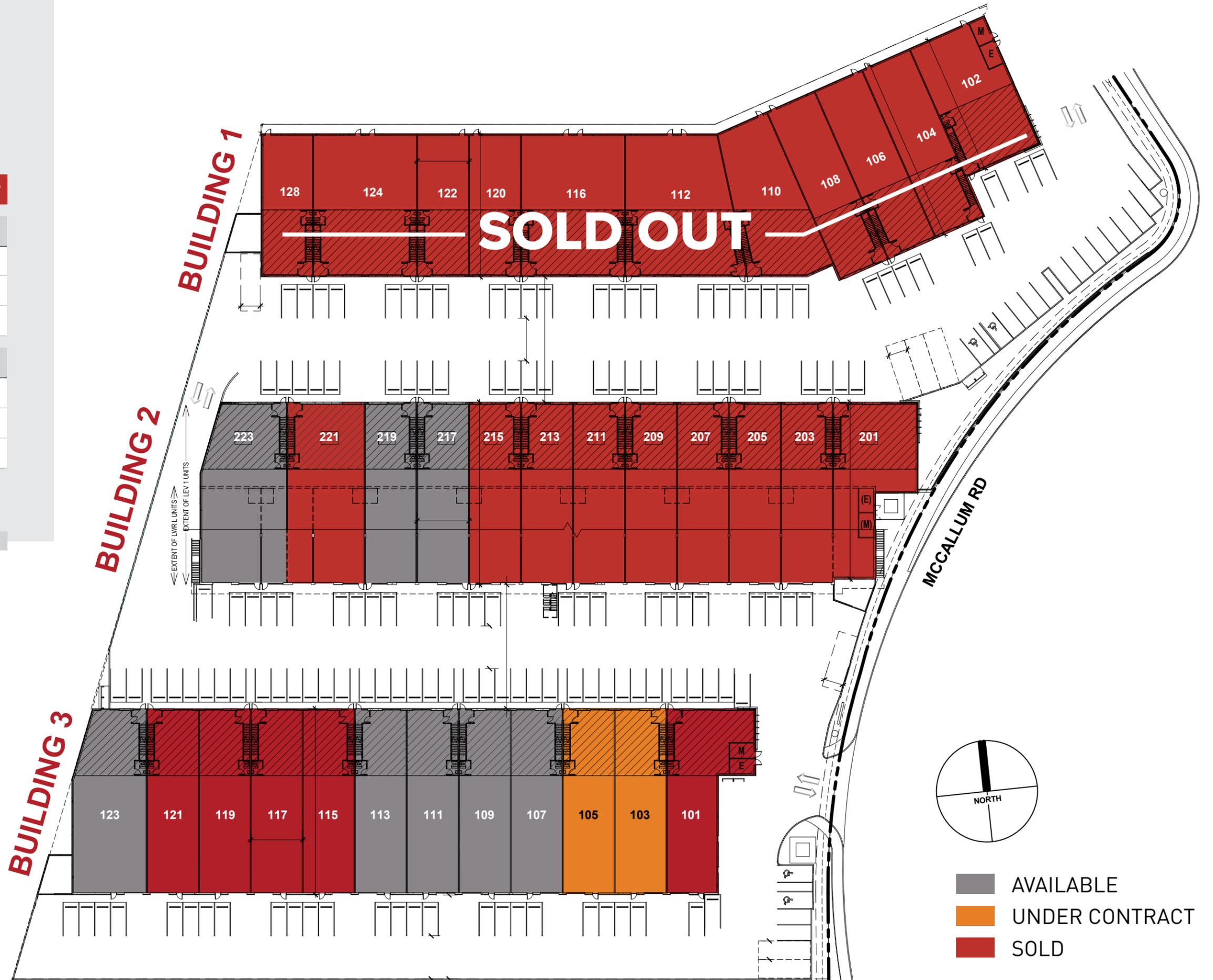
## BUILDING 1 - 830 MCCALLUM ROAD - SOLD OUT

## BUILDING 2 - 832 MCCALLUM ROAD

Unit	Total (SF)	Price/SF	Price
217	3,747	\$415	\$1,555,005
223	5,855	\$395	\$2,312,725

## BUILDING 3 - 834 MCCALLUM ROAD

Unit	Total (SF)	Price/SF	List Price
107	3,800	\$415	\$1,577,000
123	5,062	\$395	\$1,999,490



## Meet the Team

### Developed By

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A Vancouver-based real estate development company focused on building industrial, office, and multi-family residential properties. Our passion to build spaces for people to work has led us to successfully develop and launch real estate projects across all asset classes throughout Metro Vancouver, the Central Okanagan, and Southern Vancouver Island. We have developed over \$3.5 billion of projects and currently have 5.2 million square feet under development including 2.4 million sq. ft. of industrial, 1.4 million sq. ft. of office and 1,500 residential homes. With our success, we have raised over \$800m of equity.

### Marketed By

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## WILLIAM | WRIGHT

As a Vancouver Island based team, Harry Jones and Connor Braid specialize in investment sales and leasing, with a focus on the industrial asset class. They pride themselves on a relationship driven and service-focused approach to commercial real estate. They have a proven track record of their attention to detail and responsiveness, which provides for an effective and enjoyable working relationship with all of their clients.

### In Partnership With

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Nicola Wealth is built on our belief that the conventional approach simply isn't enough. Our track record of growth has been a result of strong culture and forward thinking. We are a dedicated team of experienced real estate professionals overseeing \$10B worth of real estate in Canada and the United States. Not satisfied with the existing approach and believing a more sophisticated level of planning was necessary, Nicola Wealth has made innovation a foundational cornerstone.







## For More Information Contact

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**WILLIAM | WRIGHT**

**pcurban**<sup>®</sup>

**N** NICOLA  
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— REAL ESTATE —

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