

ONLY 3 UNITS REMAINING



CORNERSTONE TWO & THREE  
FLEXIBILITY FOR BUSINESS INDEPENDENCE.  
ACCESS FOR BUSINESS GROWTH.



*Your new Langford business base.*

# INTRAURBAN CORNERSTONE TWO.

## A DEPTH OF DESIGN FOR ALL LEVELS OF BUSINESS.

IntraUrban Cornerstone Two is really two buildings in one. The upper level offers generous space perfect for businesses that need room to grow. The lower level gives ownership opportunities to independent businesses or owner/investors who require a smaller operational footprint. Together they bring more options to West Shore Businesses than ever before.

Industrial unit sizes from 3,747 to 5,855 square feet\* and 25-foot ceiling heights, this level provides direct access from City Gate Boulevard for shipping and customers. Built-in concrete mezzanines offer space flexibility, whether for offices, storage or even different business departments.

\* Units can be combined to create larger unit sizes.

832 MCCALLUM ROAD, LANGFORD, BC

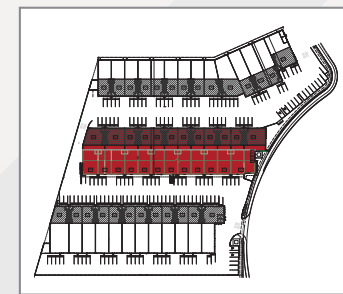
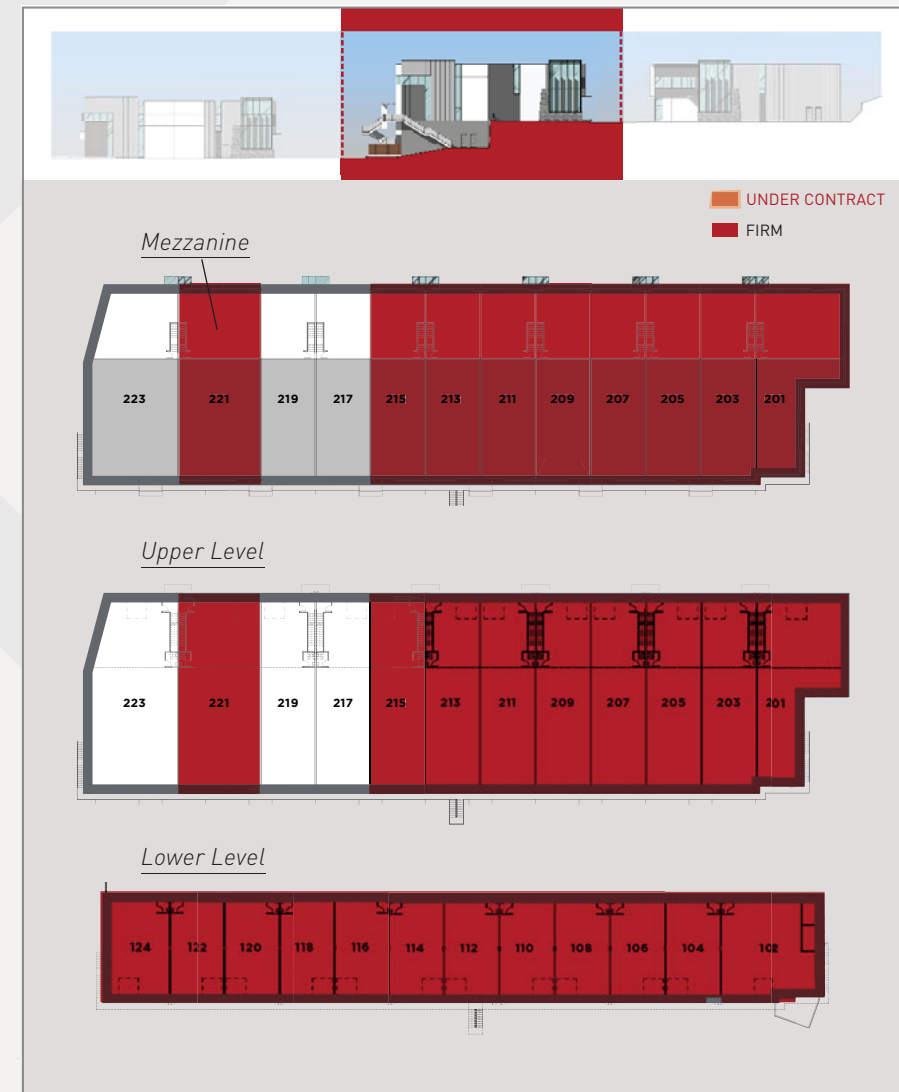


These units have a wide range of potential uses including;

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

Imagine having your own space for:

- Technology and Office
- Investors
- Personal and Business Storage
- Investment and Leasing
- Fitness & High-Performance Athletics
- Recreational Equipment
- Home Business Expansion



### CORNERSTONE TWO SPECIFICATIONS:

On both levels:

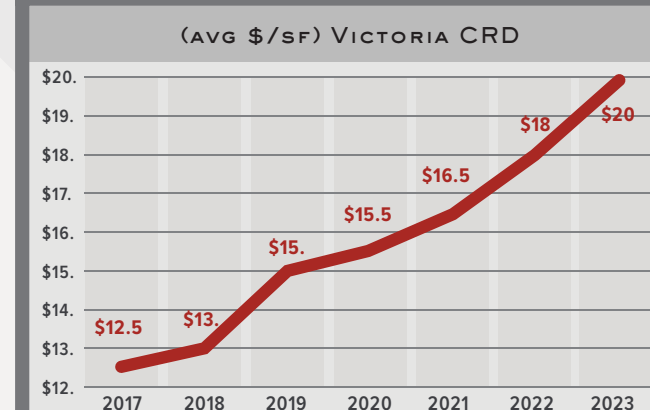
- Contemporary storefront and extensive glazing
- One (1) 12' high x 10' wide grade level loading door per unit
- 3-phase power (200 amp)
- ESFR Sprinklers
- Heavy main floor load capacity (300 lbs/sf)
- Mezzanine floor load capacity (50lbs/sf)
- Accessible washroom built-out on ground floor
- Plumbing rough-in provided for mezzanine level
- HVAC unit for mezzanine
- Separately metered utilities

### It's time for your business to build equity.

Instead of paying your landlord's mortgage, why not pay your own? While historic numbers are no indicator of future performance, the increase in values of IntraUrban Business Parks speak for themselves.



### HISTORICAL INDUSTRIAL LEASE RATES





# INTRAURBAN CORNERSTONE THREE. SPACE FOR BOTH SIDES OF YOUR BUSINESS.

Cultivate a strong sense of arrival for customers, while also utilizing the practicality of rear loading. Whatever your specific requirements, the units at IntraUrban Cornerstone Three give you the access you need in a location that offers the best of all worlds.

### Right-sized for operational flexibility and maximum access.

Imagine having your own space with both a modern storefront and grade level loading at the rear. Choose from unit sizes ranging from 3,800 to 5,062 square feet\*, located in Langford's retail and commercial hub. As with all IntraUrban developments, these units are brand new and ready for your ideas.

\* Units can be combined to create larger unit sizes.

834 MCCALLUM ROAD, LANGFORD, BC



LANGFORD'S BUSINESS-FRIENDLY MUEC2 ZONING  
OPENS UP YOUR  
POSSIBILITIES.

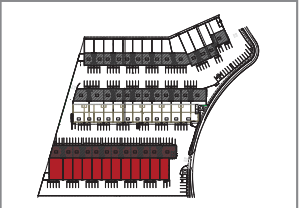
### Potential uses include:

- Commissary Kitchens
- Building Supply
- Distribution, Shipping, Logistics and Transportation

- Material Manufacturing
- Marine Accessories & Distribution
- E-Commerce
- Investment and More

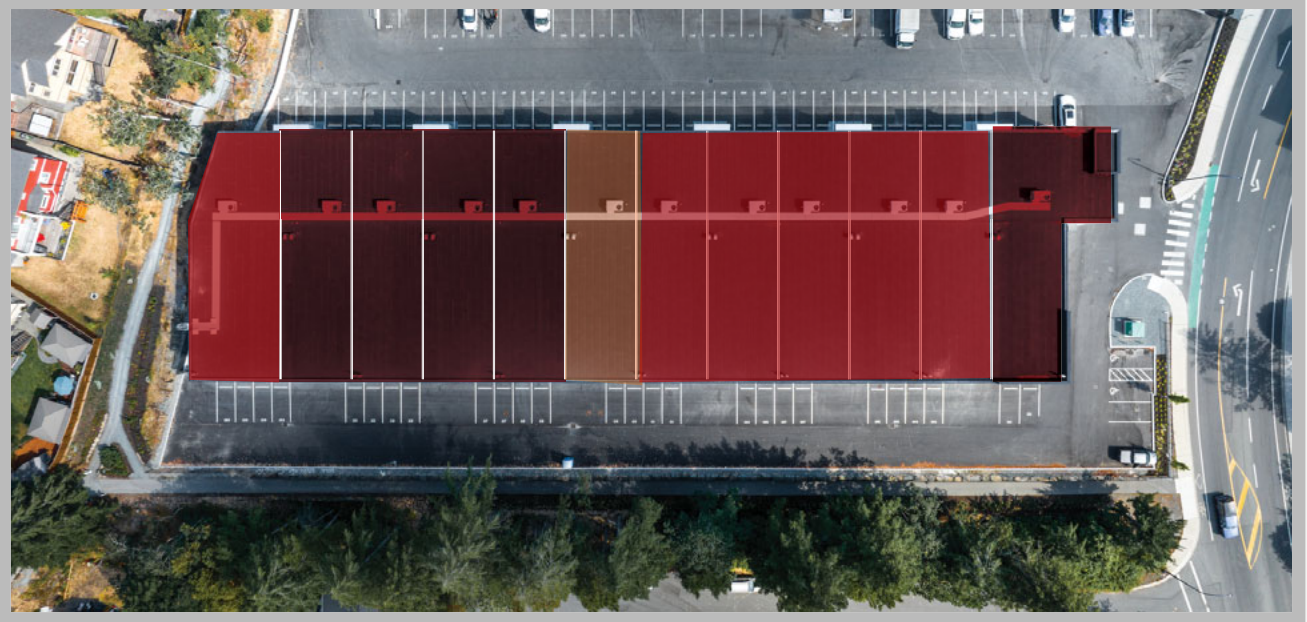
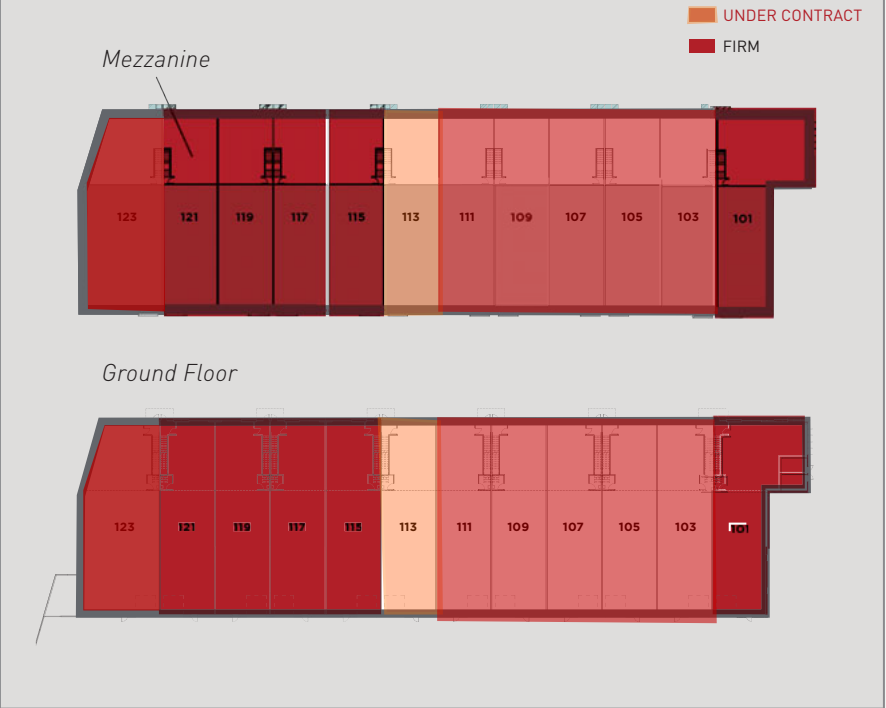


IntraUrban Cornerstone Three offers solid industrial construction with architectural design details.



### CORNERSTONE THREE SPECIFICATIONS:

- 25' clear warehouse ceiling heights
- Contemporary storefront and extensive glazing
- Rear loading configuration
- One (1) 12' high x 10' wide grade level loading door per unit
- Built-in concrete mezzanine
- 3-phase power (200 amp)
- ESFR Sprinklers
- Heavy main floor load capacity (300 lbs/sf)
- Mezzanine floor load capacity (50lbs/sf)
- Accessible washroom built-out on ground floor
- Plumbing rough-in provided for mezzanine level
- HVAC unit provided for mezzanine
- Separately metered utilities







## YOUR NEW LANGFORD BUSINESS BASE.

Completed in 2024. Langford's newest strata industrial ownership opportunity will offer three distinct business centres with a variety of space, features and configurations for a total of over 165,000 square feet ready for your business. Align your future with some of BC's most forward-thinking companies, in the most strategic location on the West Shore.

At the gateway between the Capital Regional District and central Vancouver Island, Langford is evolving into a business hub for the entire Greater Victoria area. With excellent customer traffic, logistics and proximity to prime residential areas and recreation, IntraUrban Cornerstone is a combination of work and lifestyle that benefits employees, owner-users and investors alike.



# DON'T WAIT TOO LONG TO SCALE UP AT INTRAURBAN CORNERSTONE THREE.

Strata industrial market demand is high. Units of this size and specification will appeal to organizations who have the resources and ability to act quickly. Secure your business future among them.



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A dedicated team of experienced real estate and asset management professionals overseeing more than seven billion dollars' worth of real estate investments in Canada and the United States.



A Vancouver-based real estate development and investment company, specializing in re-imagining residential and commercial/industrial properties that have true, unrealized potential.

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