

LEASE OPPORTUNITIES & SHOW SUITES AVAILABLE



PACIFIC RIDGE

BUSINESS CENTRE

FOR SALE

Move-in ready units at Beedie's lowest price in BC



Building A | 1250 Chidlow Connector, Langford

Building B | 3372 Luxton Road, Langford

Developed by

Beedie/

Marketed by

Colliers



OPPORTUNITY

Located within the City of Langford, Pacific Ridge Business Centre ("Pacific Ridge") offers users and investors alike the rare opportunity to own highly efficient warehouse space in one of the fastest-growing areas within the Greater Victoria region. Pacific Ridge offers flexible ownership opportunities with transaction structures tailored to suit your needs.

Starting from 5,719 SF up to a contiguous 11,438 SF, this state-of-the-art development offers flexibility through a variety of unit sizes across two buildings, accommodating a wide range of business needs. Developed by Beedie, one of Canada's largest industrial developers, Pacific Ridge is their premier industrial development on the Westshore. Offering multiple loading configurations, 28' clear ceilings, pre-built structural steel mezzanines, first-class finishes, and a well-established service and warranty division for after-sales care, seize this remarkable opportunity today.



LOCATION

Located at the corner of Chidlow Connector and Luxton Road, Pacific Ridge benefits from immediate proximity to Veterans Memorial Parkway and Highway 1 for effortless access to neighbouring municipalities. Its convenient location provides easy access to Westshore Parkway which connects to the Trans-Canada Highway for servicing the mid island. Pacific Ridge lies at the entrance of Langford's newest commercial center in south Langford and with the new signalized intersection on the Chidlow Connector, visibility and accessibility are enhanced.



Pacific Ridge is a 36-minute drive (45 km) from Swartz Bay Ferry Terminal and a 32-minute drive (32 km) from Victoria International Airport.



BUILDING FEATURES

- | | | | |
|--|---|---|--|
| ■ CONSTRUCTION
Concrete tilt-up insulated panels | ■ DOCK & GRADE
Various loading configurations | ■ ELECTRICAL SERVICE
1,600 amps at 347/600 volt dedicated via a pad mounted transformer | ■ MEZZANINE
Concrete, complete with guardrail & 100 lbs/SF floor load capacity |
| ■ SPRINKLERS
ESFR sprinkler system | ■ CEILING HEIGHT
Warehouse: 28' clear
Mezzanine: 10' clear | ■ FLOOR LOAD
700 lbs/SF warehouse floor load capacity | ■ LIGHTING
High efficiency LED |
| ■ SKYLIGHTS
Warehouse skylights | ■ RECIRCULATION FANS
Ceiling fans | ■ PARKING
Ample on site vehicle parking & truck maneuvering room | ■ CARETAKER SUITE
One caretaker suite per business is permitted |



PUBLIC TRANSPORTATION

Pacific Ridge lies on major transit arteries and is serviced by three separate routes which connect Sooke and Langford to Greater Victoria's other municipalities, making transportation for employees accessible and convenient.



ZONING

BP2A - Current zoning permits uses including, but not limited to, Light Manufacturing and Assembly, Light Industrial uses for offices and storage buildings, Gymnasiums, Offices, General Industrial Uses, Mini-storage, Medical Laboratories, Film Production Studios and Restaurants.

One caretaker suite per business is permitted whereby no separate permit/license is required but handled through a BP/TI application.



AMENITIES

Pacific Ridge provides unparalleled connectivity to Greater Victoria, the mid island, and desirable employee amenities including restaurant and shopping opportunities in Belmont Market and Westshore Town Centre, a new Langford community amenity area and several acres of protected parkland. Glen Lake Park and Langford Lake Beach Park provide employees with an outdoor oasis for a quick mental health break.



OCCUPANCY

Move-in ready.

VICTORIA INDUSTRIAL MARKET OVERVIEW

The Greater Victoria industrial sector remains strong and critically under-supplied with a low vacancy rate of 1.1% as demand outpaces supply. Limited supply continues to place upward pressure on rental rates and industrial strata pricing in the Greater Victoria market. The region has one of the lowest vacancy rates and highest average asking rents in Canada. There is a shift in demand for owner occupiers and investors to invest in new product with better specifications as businesses adapt to post pandemic business models versus older product.

UNIT BREAKDOWN

With Beedie's lowest pricing in BC, available for a limited time, there has never been a better time to invest in your business and secure space in Langford's premier industrial Centre.

Building A - 1250 Chidlow Connector, Langford

*LIMITED-TIME PRICING!

UNIT	UNIT FOOTPRINT SF	MEZZANINE SF	TOTAL SF	NEW PRICE/SF*	INCLUDED TI VALUE	DOCK & GRADE LOADING	PARKING
101	SOLD						
102	SOLD						
103	UNDER CONTRACT						
104	UNDER CONTRACT						
105	SOLD						
106	LEASED						
107	LEASED						

Building B - 3372 Luxton Road, Langford

UNIT	UNIT FOOTPRINT SF	MEZZANINE SF	TOTAL SF	NEW PRICE/SF*	INCLUDED TI VALUE	DOCK & GRADE LOADING	PARKING
101	SOLD						
102	4,462	1,257	5,719	\$325	-	2 G	5 Stalls
103	UNDER CONTRACT						
104	SOLD						
105	7,970	1,661	9,631	\$330	-	1 D, 2 G	9 Stalls
106	7,701	1,695	9,396	\$330	-	2 D, 1 G	9 Stalls
107	SOLD						
108	7,728	1,373	9,101	\$350	\$300,333	1 D, 1 G	8 Stalls

SHELL RATES STARTING AT \$18/SF
Prices subject to change without notice.

SITE PLAN

- D = Dock Loading

G = Grade Loading

M = Mechanical Room

E = Electrical Room
- PMT = Pad Mounted Transformer

MS = Monument Sign

⊗ = Amenity Area

= Sold/Leased

= Under Contract

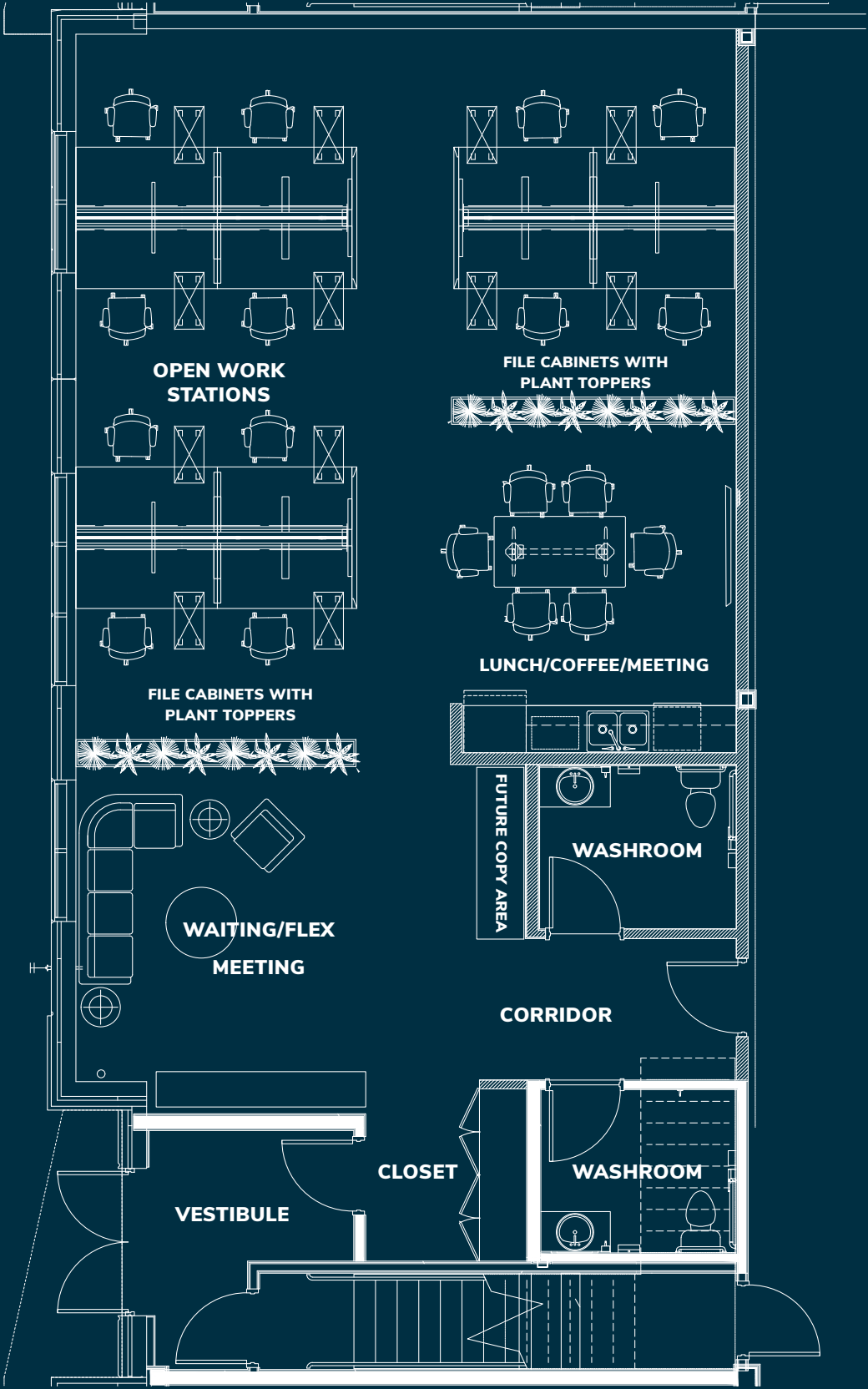


PRE-BUILT OFFICE SPACE

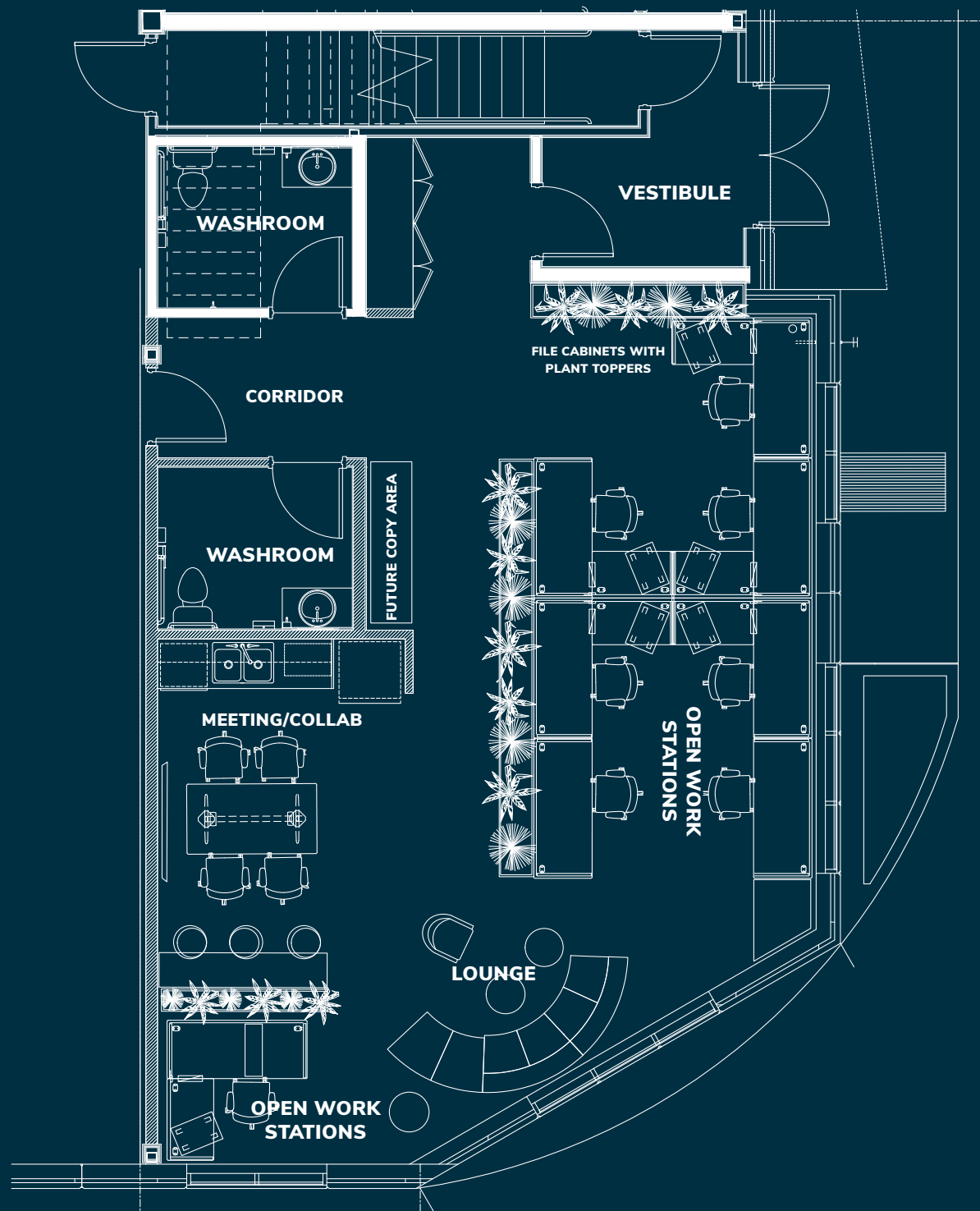
The show suites at Pacific Ridge Business Centre offer expansive open floor plans designed to meet the unique requirements of each client. These layouts feature a pre-built kitchen, washroom, and designated meeting spaces, creating a purpose-driven configuration ideal for establishing your customizable workspace and seamlessly transitioning into a modern facility.



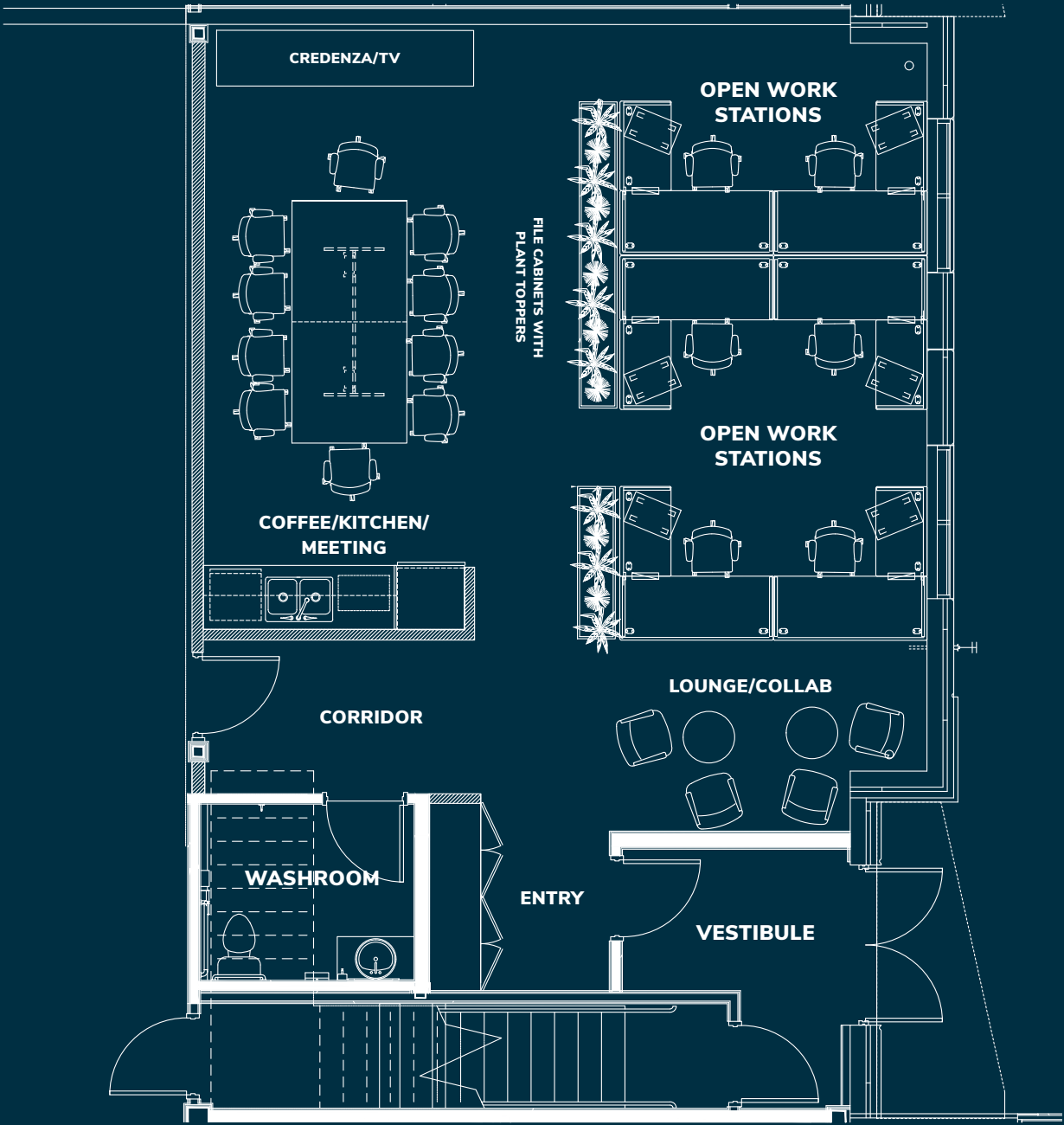
Sample Floor Plans | Building A - Unit 104 (UNDER CONTRACT)



Building B - Unit 108



Building B - Unit 104 (SOLD)





OWN VS. LEASE

1
Selling your business and retaining an income producing real estate asset

2
Selling your facility and leasing back the facility for a substantial cash infusion

3
Selling both your business and the facility together

WHY OWNING YOUR SPACE IS A SMART BUSINESS DECISION

- 1

BUILD EQUITY
Build equity by paying down your principal
- 2

LONG TERM VALUE
Bring long term value to your capital investments by writing off mortgage interest expenses
- 3

FINANCIAL CERTAINTY
Fixed interest rates means you can lock in monthly payments and control your occupancy costs

- 4

DIVERSIFY YOUR PORTFOLIO
The choice is yours to occupy, lease or sell your property

- 5

CONTROL YOUR PROPERTY
Avoid annual rent escalations



TWIN CREEKS BUSINESS CENTRE | Surrey, BC

By purchasing a brand new building, you minimize your business' exposure to large capital repairs or replacements for the first 15 years of ownership

OWN VS. LEASE ANALYSIS | Building B - Unit 106

	OWN	LEASE
TOTAL SF	9,396	9,396
PP ¹ /LEASE RATE ³	\$3,175,660	\$20.00
PMTS OVER 5 YEARS	\$997,369 ²	\$1,017,835 ³
PRINCIPAL PAYDOWN	\$646,032	\$0
POTENTIAL APPRECIATION ⁴	\$329,674	\$0
EQUITY BUILT	\$975,707	\$0

1 Based on pricing of \$337.98 PSF (includes \$7.98 PSF TI).

2 Mortgage payments over 5 years based on a 10% down payment, 5-year term at 5.00% interest with a 25-year amortization.

3 Lease payments over 5 years based on an estimated \$20.00 PSF net rate escalating at 4.00% per annum.

4 Appreciation 2.50% compounded annually.

OWN TODAY, BUILD EQUITY FOR TOMORROW, & SECURE THE FUTURE OF YOUR BUSINESS

With flexible financing options that make ownership more accessible, preserve your capital, enjoy predictable payments, and invest in growth while building long-term value.



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Over the past decade, Beedie has worked with local businesses and watched them grow – from being tenants, to purchasing their first industrial unit, to owning multiple strata units and eventually, developing custom built-to-suit facilities



WESTPOINTE BUSINESS CENTRE | Delta, BC

THE ROAD TO OWNERSHIP

Beedie will be there to help you every step of the way. You will be given regular property updates as the project moves through construction and the opportunity to tour the property as many times as needed before the purchase is finalized.

As you navigate through the purchasing process, Beedie will provide ample guidance and allow plenty of time to finalize financing arrangements and coordinate with legal counsel to allow you to take ownership of your strata unit. At the end of the transaction, Beedie will walk you through your unit before handing over the keys to your business' new home.

Rest assured, the support does not end there. The asset will be managed by an experienced licensed property manager, who will work in conjunction with Beedie's development team to help you navigate through the Strata Corporation's approvals for your office improvements and corporate signage installation. After move-in, the property manager will then ensure the property is well-maintained and will take care of the day-to-day management of the development leaving you free to focus on your business.



EXPECT MORE FROM YOUR BEEDIE INDUSTRIAL STRATA UNIT

As a leading industrial developer with a 65+ year history in Western Canada having completed more than 35 million square feet of new development, Beedie is excited to continue its growth into the Greater Victoria area with Pacific Ridge. Their industrial strata ownership model is well regarded and in high demand across British Columbia, Alberta, and Ontario. Having successfully completed more than 50 industrial strata projects, Beedie has a long track record of award-winning developments and very satisfied clients.

For small to medium-sized businesses, strata ownership provides the opportunity to own commercial real estate in a professionally managed development. This allows for excellent maintenance of the real estate asset and carefree ownership for the operating business while building equity.

From the selection of the site location to the completed development, every aspect is carefully considered. Beedie projects are designed and constructed to provide owners with high-quality, efficient, well-thought-out units.

Over the past decade, Beedie has worked with local businesses and watched them grow – from being tenants, to purchasing their first strata unit, to owning multiple strata units and eventually, developing custom built-to-suit facilities. This is one of many reasons why Beedie is committed to the industrial strata program and developing these state-of-the-art projects across Canada.

www.beedie.ca

Beedie/

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