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# PACIFIC RIDGE

## BUSINESS CENTRE



**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.

This state-of-the-art development offers flexibility, 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.



### 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.



### 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.



### 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

Invest in your business and secure space in Langford's premier industrial centre!

### Building A - 1250 Chidlow Connector, Langford

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

### Building B - 3372 Luxton Road, Langford

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

**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



# 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

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 <sup>1</sup> /LEASE RATE <sup>3</sup>	\$3,194,640	\$20.00
PMTS OVER 5 YEARS	\$954,799 <sup>2</sup>	\$1,017,835 <sup>3</sup>
PRINCIPAL PAYDOWN	\$670,339	\$0
POTENTIAL APPRECIATION <sup>4</sup>	\$331,645	\$0
EQUITY BUILT	\$1,001,984	\$0

<sup>1</sup> Based on pricing of \$340.00 PSF.

<sup>2</sup> Mortgage payments over 5 years based on a 10% down payment, 5-year term at 4.50% interest with a 25-year amortization.

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

<sup>4</sup> 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](http://www.beedie.ca)

Beedie/

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