

NEW MOVE-IN READY, DOCK & GRADE INDUSTRIAL SPACE IN LANGFORD



PACIFIC RIDGE

BUSINESS CENTRE

FOR LEASE

3372 Luxton Road, Langford, BC



PACIFIC RIDGE
BUSINESS CENTRE
3372 LUXTON ROAD

Developed by

Beedie/

Marketed by

Colliers

LEASE OFFERING UNIT 108 AT \$20 PSF

- Unit Size: 9,101 SF
- Included TI Value: \$299,087
- 1 Dock & 1 Grade Loading Doors
- 8 Dedicated Parking Stalls

OPPORTUNITY

Located within the City of Langford, Pacific Ridge Business Centre ("Pacific Ridge") offers users a rare opportunity to lease highly efficient warehouse space in one of the fastest-growing areas within the Greater Victoria region.

Starting from 5,716 SF up to a contiguous 15,352 SF, this state-of-the-art development offers a variety of unit sizes across two buildings, and flexible transaction structures tailored to accommodate 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.

Shell Lease Rate: Starting at \$18 PSF

Timing: Move-In Ready





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.



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.



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

VICTORIA INDUSTRIAL MARKET OVERVIEW

The Greater Victoria industrial sector is thriving, with a critically low vacancy rate of just 3.2%. This limited supply has created a competitive market, especially for well-located properties or those with sought-after layouts. As businesses look to streamline operations and consolidate multiple locations, there is a growing demand for brand-new spaces with enhanced specifications. This shift presents a unique opportunity for tenants seeking modern, efficient industrial spaces designed to support growth and operational efficiency.

PRE-BUILT OFFICE SPACE

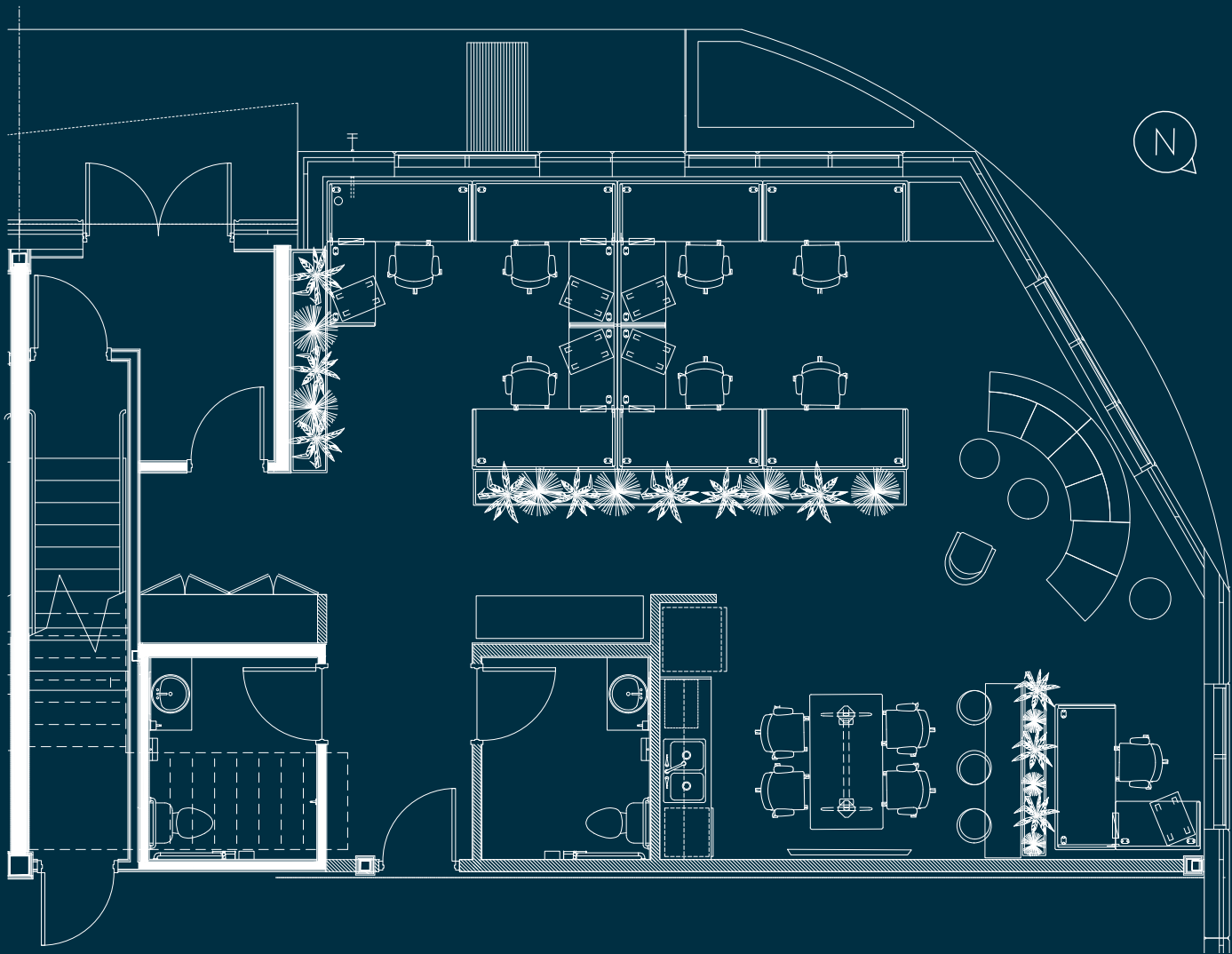
The show suites at Pacific Ridge Business Centre offer expansive open floor plans designed to meet the unique requirements of each client. The layout for Unit B108 features a pre-built kitchen, washroom, and designated meeting spaces, creating a purpose-driven configuration ideal for establishing your customizable workspace and seamlessly transitioning into a modern facility.

Should you have different requirements, please contact the listing team to discuss other units available for lease.



UNIT B108 | OFFICE FLOOR PLAN*

*Second Floor Conceptual Furniture Layout



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