

FOR SALE

1251 CHIDLOW CONNECTOR

Langford, BC



**FREEHOLD 63,641 SF INDUSTRIAL BUILDING
ON 2.57 ACRES OF LAND.**

Developed by

Beedie/

Marketed by

Colliers

OPPORTUNITY

Located on the corner of Chidlow Connector and Luxton Road, Colliers is please to present the rare opportunity to purchase a freehold 63,641 SF, state-of-the-art industrial facility on a 2.57-acre parcel with premium specifications including dock and grade loading. Developed by Beedie, one of Canada’s largest industrial developers, this building offers users the opportunity to own highly-efficient and custom warehouse space in one of the fastest-growing areas within the Greater Victoria region.



ZONING
BP2A



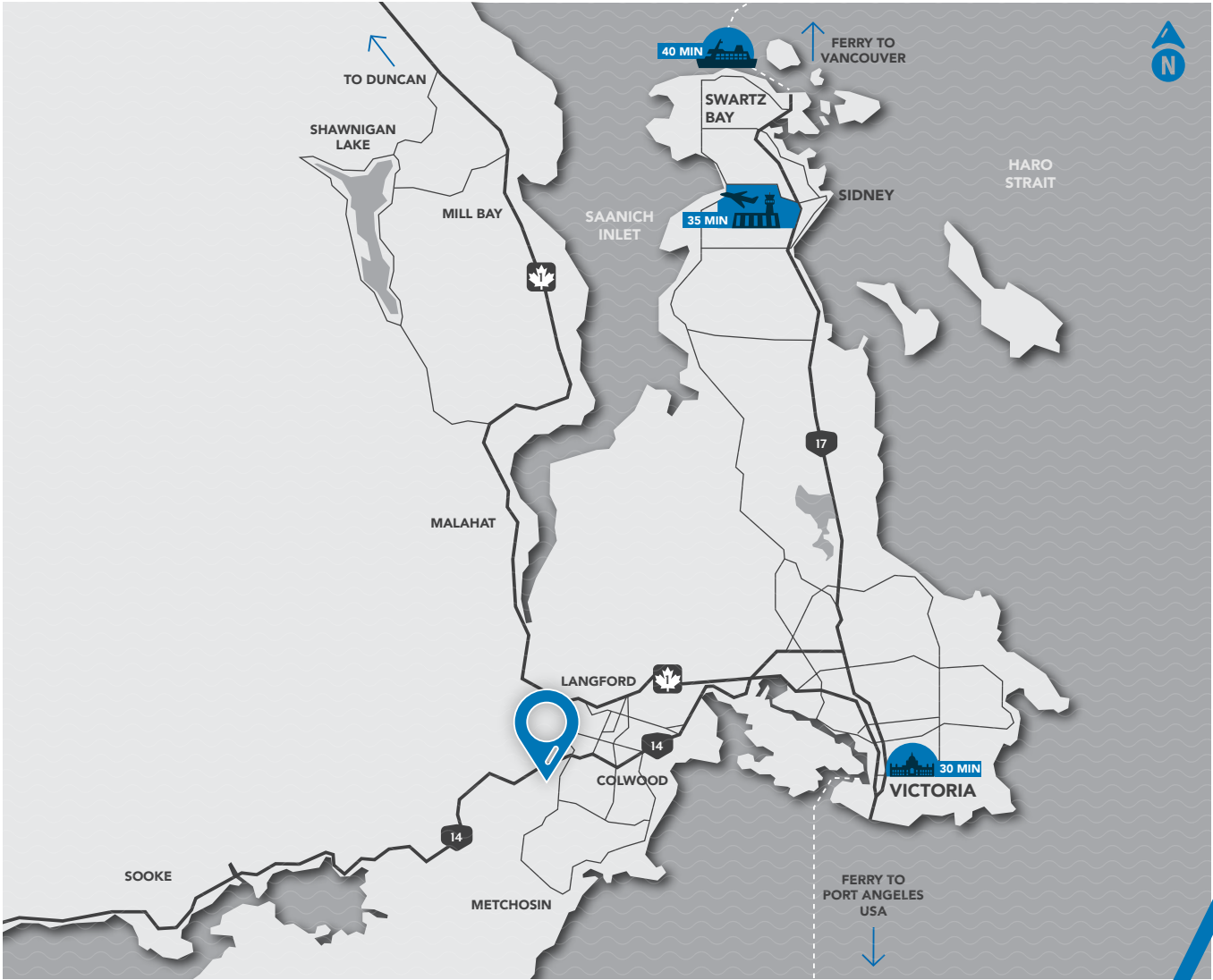
COMPLETION
16 - 18 months post
Building Permit submission



SALE PRICE
Contact listing team

LOCATION

Located just off of Sooke Road, a user will benefit 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. The subject property 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.




BUILDING FEATURES

*Specifications will be adjusted to suit client requirements.

 **ACREAGE**
2.57 Acres

 **CONSTRUCTION**
Insulated concrete panels

 **CEILING HEIGHT**
28’ clear warehouse

 **LOADING**
Dock & grade loading available

 **PARKING**
61 Stalls

 **FLOOR LOAD**
Minimum 500 lb warehouse floor load capacity


 **SPRINKLERS**
ESFR sprinkler system


 **LIGHTING**
High efficiency LED fixtures


 **WAREHOUSE**
Skylights & painted interior walls for greater illumination

 **MEZZANINE**
Concrete, complete with guardrail & 100lb PSF floor load capacity

 **RECIRCULATION FANS**
Ceiling fans located near loading doors

 **POWER**
800 amp at 347/600 volts provided via pad-mounted transformer

 **HEATERS**
Gas-fired unit heaters

 **TURNKEY OFFICE**
Complete & custom build-out options available

 **EV CONDUIT**
5 underground conduit with pull string for future installation of EV chargers

 **SERVICE PLUS**
12-month warranty on all material and workmanship defects from the date of substantial completion

MARKETING PLAN

CHIDLOW CONNECTOR

PMT

MEZZ
8,523 SF

BUILDING C
GROUND FLOOR
54,673 SF

E
305 SF

140 SF — M

FUTURE INDUSTRIAL DEVELOPMENT

LUXTON ROAD

MARWOOD AVE

LEGEND

D = Dock Door


G = Grade Door

M = Mechanical Room

E = Electrical Room

PMT = Pad Mounted Transformer

MS = Monument Signage

 = Bike Rack

**BUILT FOR TODAY.
BUILT FOR TOMORROW.
BUILT FOR GOOD.**

BEEDIE BY DESIGN

Beedie has a long history of specializing in the development of state-of-the-art industrial business parks and built-to-suit facilities, working with both national and international companies to meet our clients' present and future building requirements. Beedie has customized industrial space for high-profile clients including Amazon, Saputo, Leon's, BMW Canada, FedEx Ground, TELUS, and Avalon Dairy.

With more than 65 years of experience, Beedie has the expertise to customize any property to the exact requirements of its clients — from loading bays, lighting, column spacing, and power requirements, everything is considered. From 1,000,000 square foot distribution facilities to industry-leading food manufacturing facilities, there is no project too small, too large, or too complex for our Development and Construction teams.

With the ability to integrate acquisition, land development, design, and construction under one roof, Beedie has a competitive advantage in the marketplace with our all-encompassing approach to the way we're building for the future. This vertically integrated structure allows us to implement the highest construction and design standards in the industry, while our legacy of relationship-building enables us to deliver projects that drive commercial value — relationships and buildings that stand the test of time.



DELTA BUILDING PRODUCT, DELTA



A. G. HAIR, COQUITLAM



RIMEX, TOWNSHIP OF LANGLEY



GLOUCESTER WAY CORPORATE CENTRE - TOWNSHIP OF LANGLEY



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