

FOR SALE

# 3304 LUXTON ROAD

Langford, BC



**FREESTANDING INDUSTRIAL BUILDING ON 1.04 AC  
CORNER LOT WITH SOOKE ROAD EXPOSURE.**

Developed by

Beedie/

Marketed by

Colliers



OPPORTUNITY

Rare opportunity to purchase a freehold 16,924 SF, state-of-the-art industrial building on a 1.04-acre parcel with dock and grade loading. The property is accessible off Luxton Road and has excellent exposure onto Sooke Road, one of Langford's major thoroughfares. Developed by Beedie, one of Canada’s largest industrial developers, this building offers users opportunity to own highly efficient warehouse space in one of the fastest-growing areas within the Greater Victoria region.



**ZONING**  
BP2A



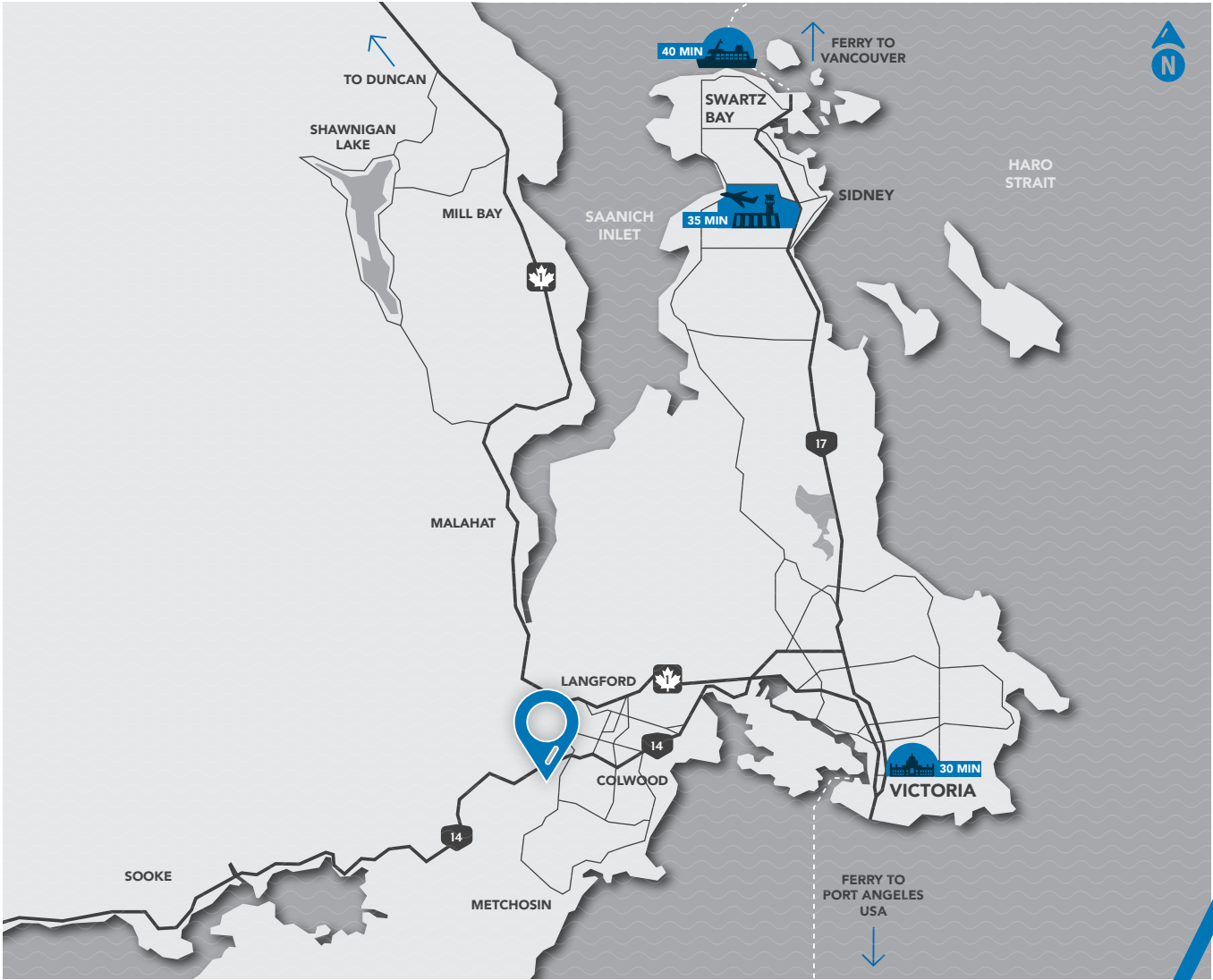
**COMPLETION**  
16 - 18 months post  
Building Permit submission



**SALE PRICE**  
Contact listing team

LOCATION

Located at the corner of Sooke Road and Luxton 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**  
1.04 AC

**CONSTRUCTION**  
Concrete tilt-up  
insulated panels

**CEILING HEIGHT**  
28' clear warehouse

**LOADING**  
Dock & grade  
loading available

**PARKING**  
24 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**  
1 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



**BUILDING E**  
16,739 SF

185 SF

**MEZZ**  
±2,520 SF

SOOKE ROAD

MS

LUXTON ROAD

PMT

## LEGEND

D = Dock Door

G = Grade Door

M = Mechanical Room

PMT = Pad Mounted Transformer

MS = Monument Signage

⊗ = Amenity Area

🚲 = 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





## CONTACT

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