

FOR SALE



**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. Starting from 5,429 SF, with options to combine contiguous units up to 68,935 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 and the only new dock loading strata currently available for sale on the market. 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 ownership opportunity today.



## LOCATION

Situated on the corner of Luxton Road and Chidlow Connector, Pacific Ridge benefits from immediate proximity to Sooke Road, 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 centre 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.

“The only new dock loading industrial strata development currently available for sale in Greater Victoria”

## 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**  
500 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



### 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. The area offers a diverse range of amenities making it an ideal location for your employees and clients.



### ZONING

BP2A



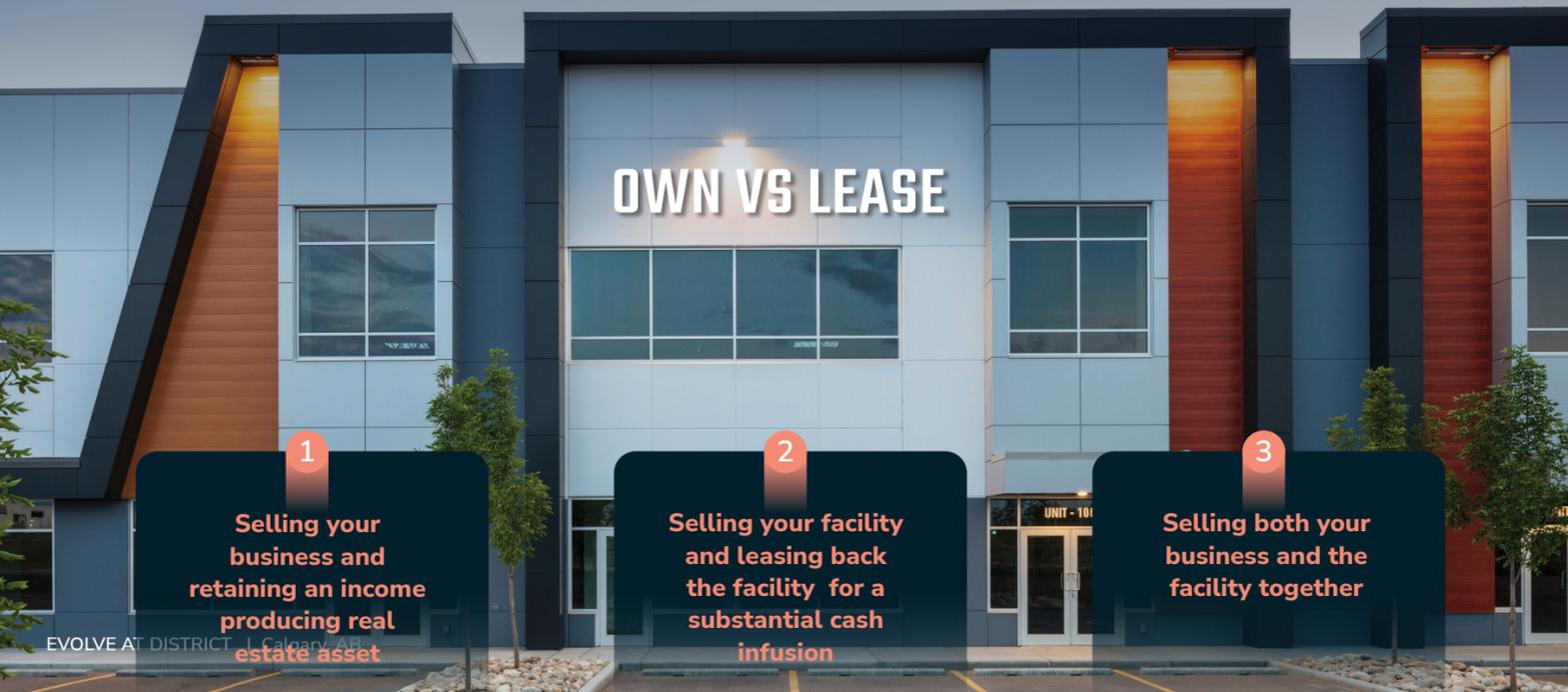
### COMPLETION DATE

BLDG A & B - Q3 2023



## VICTORIA INDUSTRIAL MARKET OVERVIEW

The Greater Victoria industrial sector remains strong and critically under-supplied with a low vacancy rate of 0.1% 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.



## 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 / replacements for the first 15 years of ownership

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. During the construction period, you will be given regular progress updates and the opportunity to tour the property during construction.

As Pacific Ridge approaches construction completion, Beedie will provide ample notice so you have plenty of time to finalize financing arrangements and coordinate with legal counsel allowing you to take ownership of your strata units. Beedie will walk you through your unit before handing over the keys to your business' new home.

As soon as Pacific Ridge is ready for occupancy, rest assured the asset will be managed by an experienced licensed property manager. The property manager in conjunction with Beedie's development team, will 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)



DELTA LINK BUSINESS CENTRE | Delta, BC

## CONTACT

### BRANDON SELINA

Personal Real Estate Corporation

250.414.8379

brandon.selina@colliers.com

### DOMINIC RICCIUTI

250.414.8386

dominic.ricciuti@colliers.com

### COLLIERS | VICTORIA

1175 Douglas St #1110

Victoria, BC V8W 2E1

www.collierscanada.com

Developed by

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