

# FOR SALE

## CENTRALLY LOCATED WAREHOUSE/DISTRIBUTION FACILITY

CBRE Limited is pleased to offer an exceptionally well located 59,479 sq. ft. warehouse and distribution facility on 1.95 acres (85,000 sq. ft.) of land. The warehouse is partially leased with the balance of space ready for tenants immediately. Highlights Include:

- ✓ Rare opportunity to acquire a highly desirable asset class: Substantial industrial zoned property only minutes from Downtown Victoria, CFB Esquimalt and the Graving Dock.
- ✓ Limited supply of industrial zoned land: Greatest demand for industrial space/land is within Greater Victoria's core. Demand for distribution and warehouse space to accommodate retail product increases with the population, so demand will continue to increase.
- ✓ Positive forecast expected for Greater Victoria's industrial market: Evidence of an improving economy supporting the growth of new and existing business.
- ✓ Available clear title: The property is available unencumbered with debt, providing investors with financing flexibility amidst the current low interest rate environment.

**836 VIEWFIELD ROAD**  
ESQUIMALT, BRITISH COLUMBIA



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**CBRE**





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## ZONING

I-1 Light Industrial - Uses include but are not limited to: Automobile, recreational vehicle and trailer repair, servicing and body shop; automobile, recreational vehicle and trailer sales; building supply store or lumber yard; car wash; cold storage plant; food preparation; light manufacturing and processing; repair shop; trade contractor establishment; transportation and trucking; warehouse sales; warehousing and storage; wholesale distribution and more.

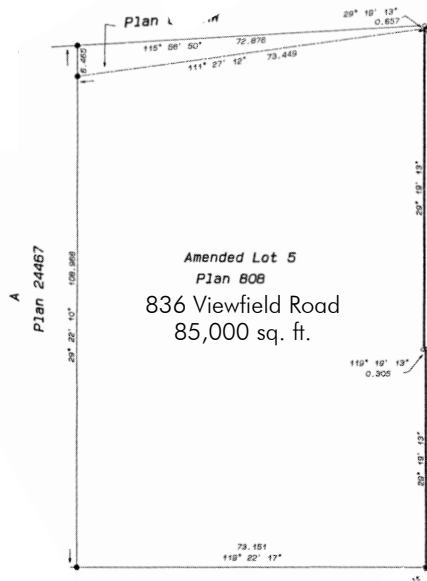
**PROPERTY IDENTIFICATION** 003-882-497

## LEGAL DESCRIPTION

Amended Lot 5, DD 238921-I, Section 11, Esquimalt District, Plan 808

**PROPERTY TAXES (2017)** \$142,744

**ASSESSED VALUE (2017)** \$7,009,000



**PRICE: CONTACT LISTING AGENTS**

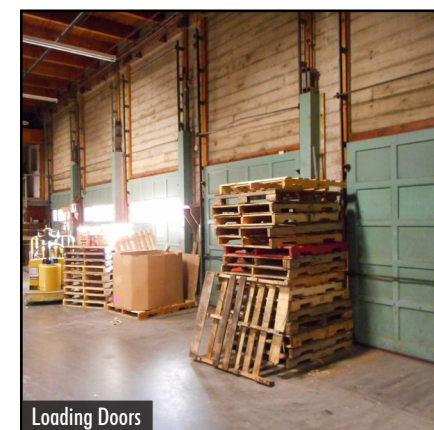
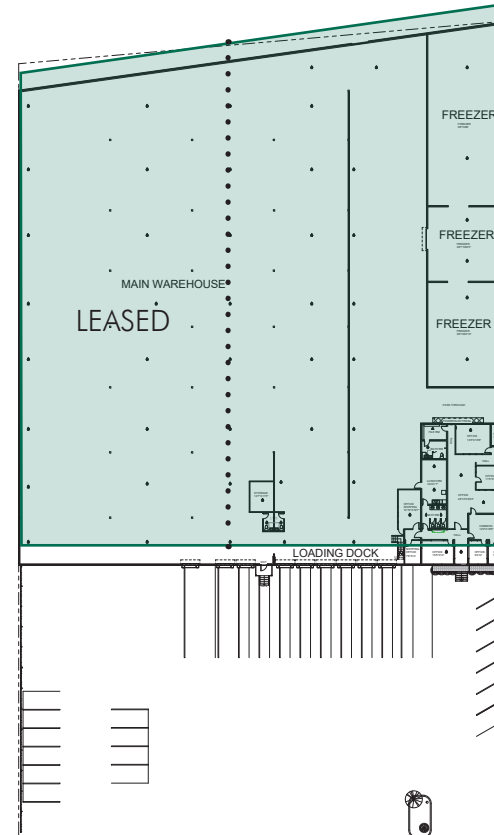




# BUILDING SPECIFICATIONS: 836 VIEWFIELD ROAD

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TENANT:	DRIFTWOOD BREWERY: 21,000 SQ. FT.
LOT SIZE:	85,000 sq. ft.
BUILDING AREA:	59,479 sq. ft.
YEAR BUILT:	1950 / 1965
WAREHOUSE CLEAR HEIGHT:	20 feet
SHIPPING:	8 dock level doors with 6 levellers (ability to add more dock doors)
EXTERIOR WALLS:	Cast-in-place concrete
ROOF:	Torch on
COLUMN SPACING:	Approx. 40 feet by 30 feet
HEATING SYSTEM:	Overhead gas fired heat
SPRINKLERS:	Warehouse
WAREHOUSE LIGHTING:	T-5 Fluorescent
ELECTRICAL:	Three phase 800 amp with various sub-panels
FREEZER/COOLER:	3 freezers/coolers totaling 6,703 sq. ft.
RACKING:	Throughout warehouse area

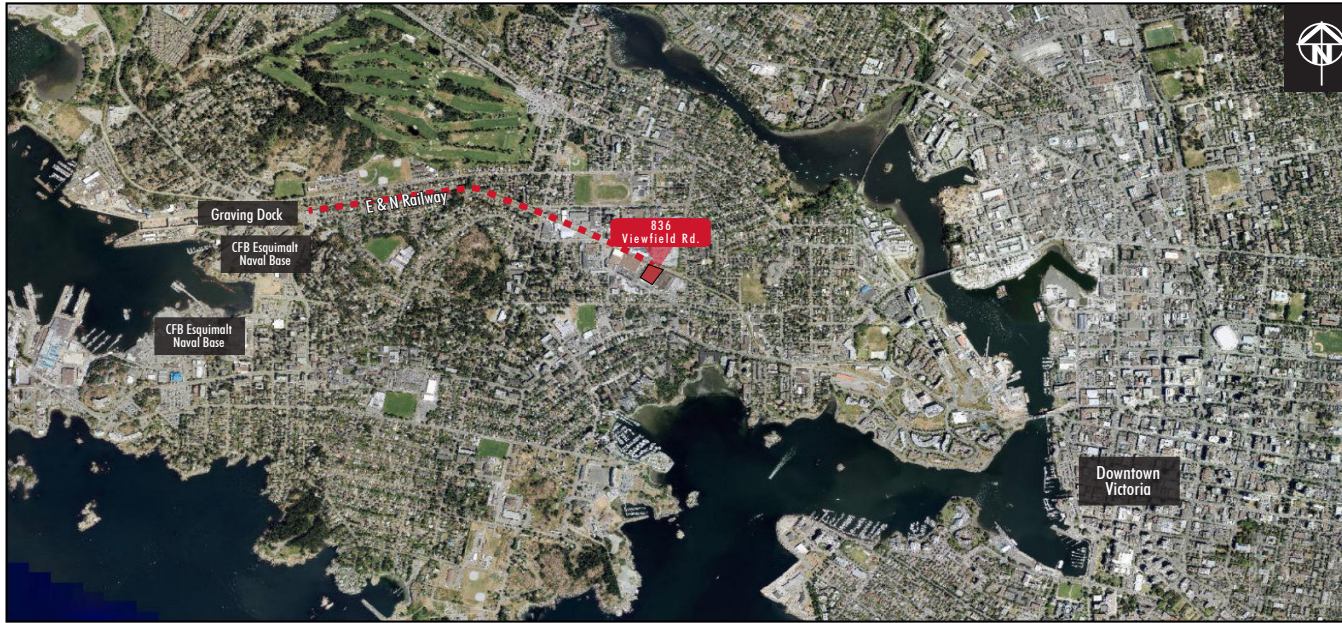






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## LOCATION

The subject property fronts Viewfield Road and backs onto the E & N Railway in the Town of Esquimalt only 5 minutes from Victoria's downtown core. The property is within 2.5 km of CFB Esquimalt and Graving Dock (dry dock). It also benefits from rail access between the property and the dockyard. The property's central location provides access to major transportation routes providing excellent access to Victoria's surrounding communities.

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FOR MORE INFORMATION  
PLEASE CONTACT:

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