

FOR LEASE

CENTRALLY LOCATED WAREHOUSE / DISTRIBUTION SPACE

836 Viewfield Road, Esquimalt, BC



FROM 18,599 SQ. FT. UP TO 37,474 SQ. FT. AVAILABLE

CBRE limited is pleased to offer for lease an exceptionally well located warehouse and distribution facility only minutes to Downtown Victoria and the Esquimalt Ship Yard and Graving Dock.

Highlights include:

- ✓ 18.5 feet clear ceiling heights in warehouse
- ✓ 9 dock level loading doors (some with levelers)
- ✓ Truck maneuvering area for 53' trailers
- ✓ Ample on-site parking
- ✓ Gas fired forced air suspended unit heaters in warehouse
- ✓ T-5 Fluorescent and metal halide lighting in warehouse areas
- ✓ Freezer and cooler units
- ✓ 600AMP of 120/208V power service with several sub panels
- ✓ Poured in cast concrete construction
- ✓ Racking and storage systems in place throughout warehouse and refrigerated coolers and freezers
- ✓ Potential for rail access
- ✓ Private offices and staff areas

ENQUIRIES

Ross Marshall
Personal Real Estate Corporation
Vice President, Brokerage Services
ross.marshall@cbre.com
250 386 0004

Chris Rust
Vice President, Brokerage Services
chris.rust@cbre.com
250 386 0005

PROPERTY INFORMATION

CIVIC ADDRESS

836 Viewfield Road, Esquimalt, BC

AVAILABLE AREA

From 18,599 sq. ft. up to 37,474 sq. ft.

LEASE RATE

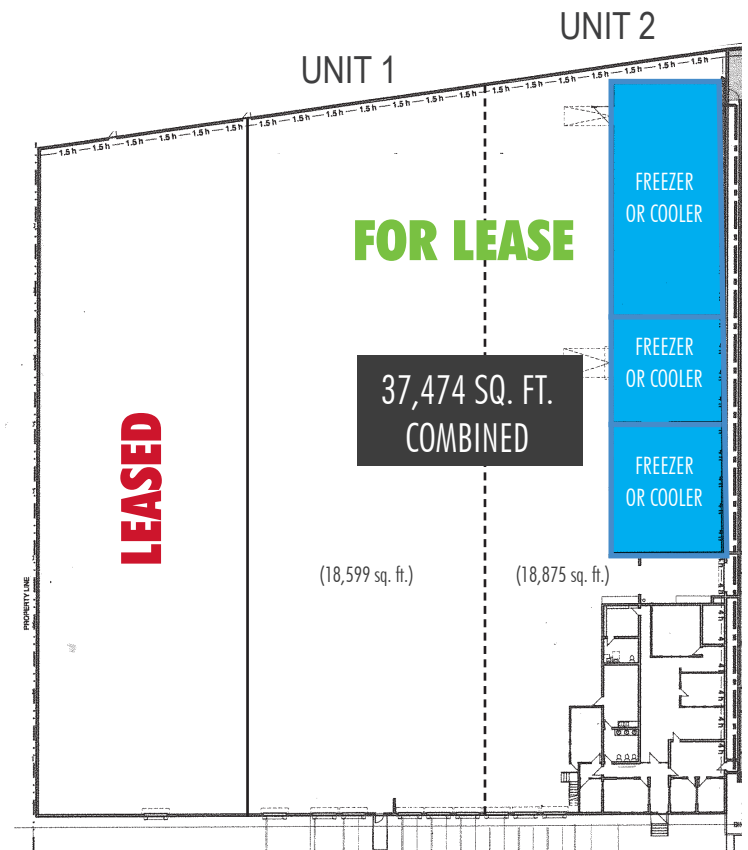
\$12.00 per sq. ft.

OPERATING COSTS & TAXES

\$4.00 per sq. ft. (2018 estimate)

ZONING

I-1 Light Industrial - Uses include but are not limited to: Automobile, 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.



* Can be demised: **Unit 1** at 18,599 sq. ft. to **Unit 2** at 18,875 sq. ft.



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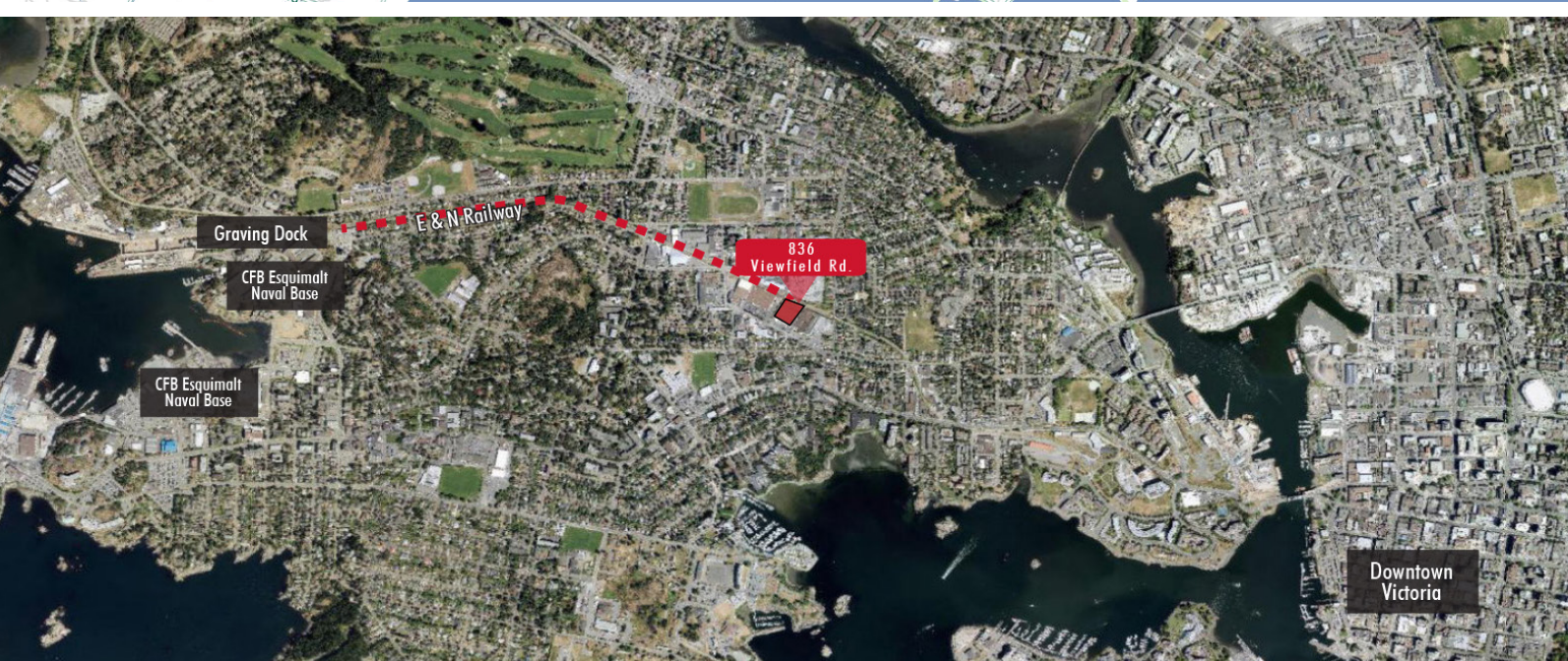
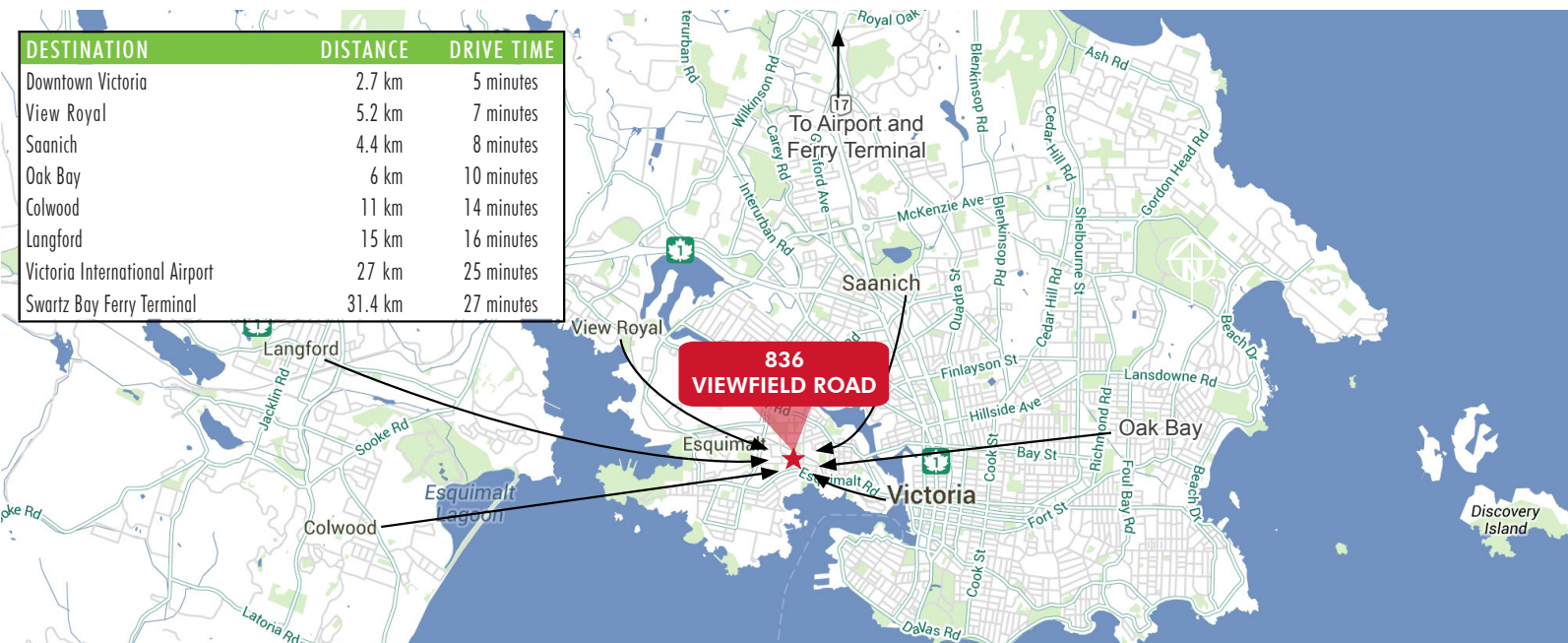
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LOCATION

- ✓ 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's naval base 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.

DESTINATION	DISTANCE	DRIVE TIME
Downtown Victoria	2.7 km	5 minutes
View Royal	5.2 km	7 minutes
Saanich	4.4 km	8 minutes
Oak Bay	6 km	10 minutes
Colwood	11 km	14 minutes
Langford	15 km	16 minutes
Victoria International Airport	27 km	25 minutes
Swartz Bay Ferry Terminal	31.4 km	27 minutes



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CBRE
www.cbre victoria.com