

FOR LEASE

SERVICE COMMERCIAL / INDUSTRIAL WAREHOUSE



UNIT 202 - 2657 WILFERT ROAD
COLWOOD, BC



CBRE

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HIGHLIGHTS

- ▶ 14' ceilings in warehouse
- ▶ Concrete warehouse floor
- ▶ 2pc washroom
- ▶ Private office
- ▶ Air conditioning in office
- ▶ Drive in overhead door
- ▶ Baseboard heating and rooftop HVAC unit in office
- ▶ Overhead gas fired heater in warehouse
- ▶ 200 amp 3 phase power
- ▶ 6 designated parking stalls
- ▶ Fully sprinklered

OPPORTUNITY

CBRE Limited is pleased to offer for lease a 2,771 Sq. Ft. warehouse unit in Colwood's commercial/industrial core.

SPACE AVAILABLE

2,771 Sq. Ft.

LEASE RATE

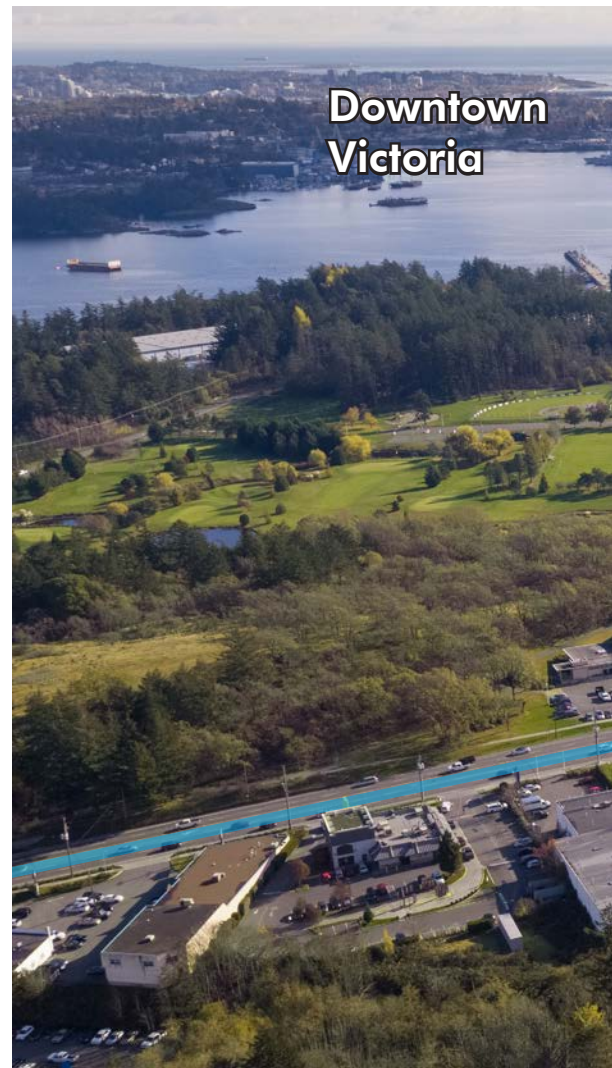
\$14.00 per Sq. Ft.

OPERATING COSTS & TAXES

\$6.15 per Sq. Ft. (2019 estimate)

ZONING

C7 Mixed Commercial/Residential Zone. Uses included but are not limited to bakeries, day care, indoor sports and recreation facilities, offices, personal service, restaurants, retail stores, scientific or technological research facilities, light manufacturing.



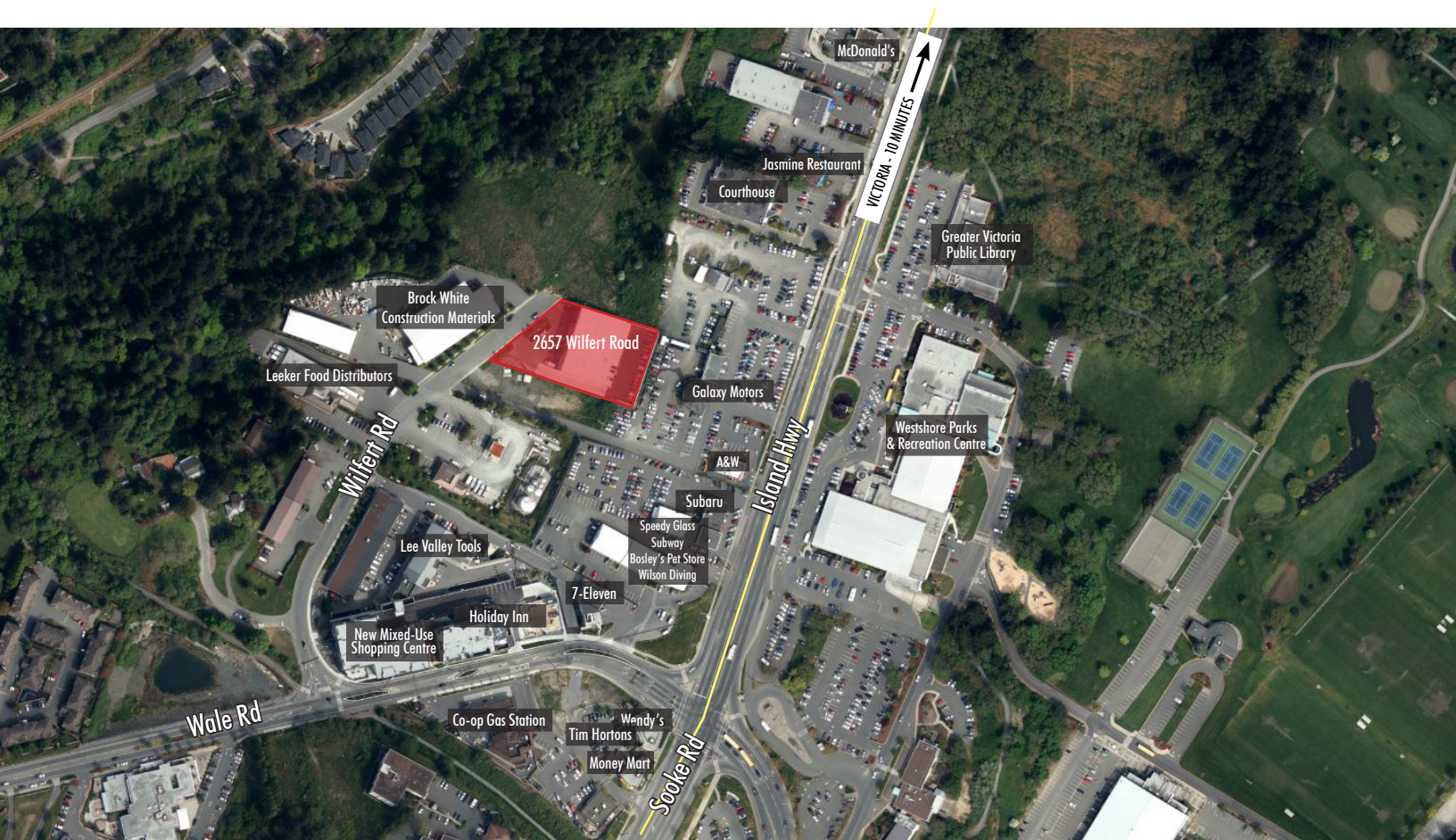


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LOCATION

The subject property is conveniently located just off of the Island Highway (#14), a major transportation route that is known for its high traffic volumes, mixed-use commercial strip, and is used as a thoroughfare for Victoria and surrounding municipalities. Situated in Colwood's commercial/ industrial hub, the property is near a variety of retail stores, grocery stores, restaurants, banks and residential neighbourhoods. The Island Highway (#14) connects to the Trans-Canada Highway (#1) providing a straightforward 10 minute commute to Victoria.



CONTACT US

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