

# FOR LEASE WAREHOUSE & OFFICE / SHOWROOM

444 William Street | Victoria, BC



## The Highlights

- ▶ 12' x 12' drive in overhead door
- ▶ Open warehouse, currently improved with ducting and spray booth for woodwork shop
- ▶ Spacious office / showroom with quality improvements
- ▶ Dust extractor
- ▶ Gas fired overhead heater
- ▶ Electric baseboard in office / showroom
- ▶ Fluorescent & metal halide lights in warehouse
- ▶ 200 amp single phase 120/240
- ▶ 200 amp three phase 120/208
- ▶ Fenced in yard
- ▶ 5 Parking stalls



# FOR LEASE

## WAREHOUSE & OFFICE / SHOWROOM

### The Opportunity

CBRE is pleased to present the opportunity to lease turn key warehouse and office/ showroom space in Victoria West. The building includes a fully built out woodwork shop with a dust extractor, fluorescent and metal halide lights, and a 12'x12' drive in door. The property is complete with a fenced in yard and five parking stalls.

### The Details

#### Leaseable Area

Main Floor: 4,201 Sq. Ft.  
Upper Floor: 3,126 Sq. Ft.  
**Total: 7,327 Sq. Ft.**

#### Rental Rate

\$14.00 per Sq. Ft.

#### Operating Costs & Taxes

\$3.66 per Sq. Ft. (est. 2020)

#### Availability

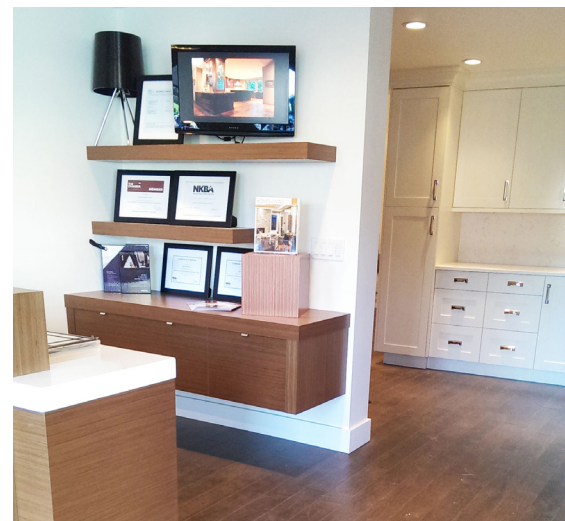
1 Month Notice

### The Zoning

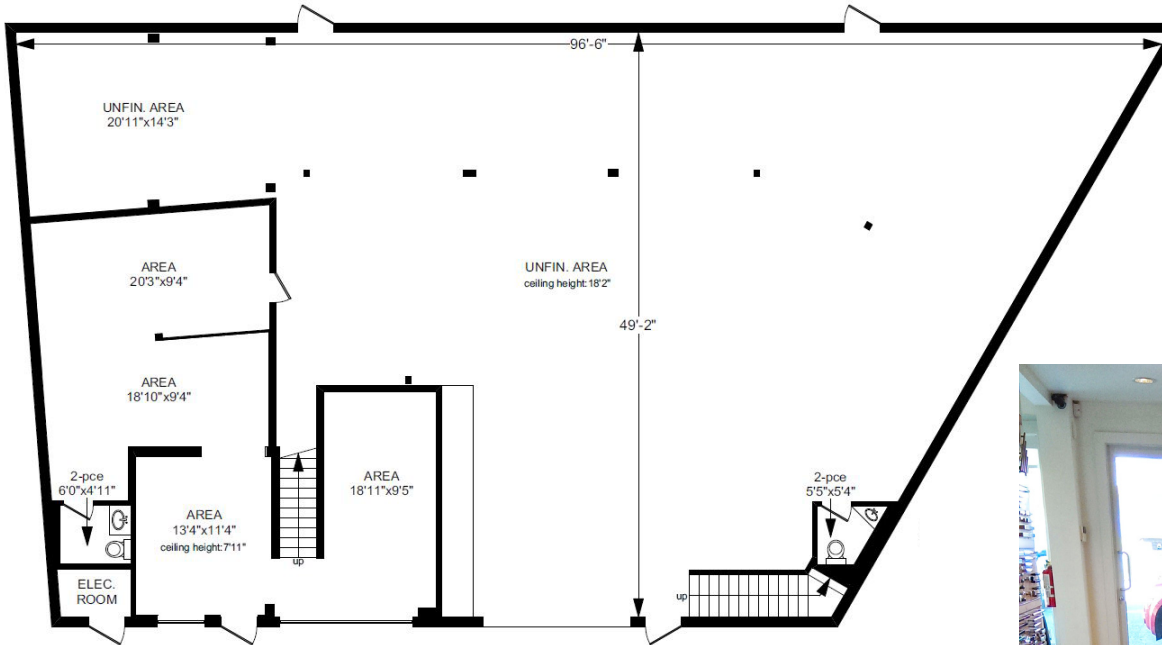
#### M2 - Light Industrial District

Uses permitted but not limited to:

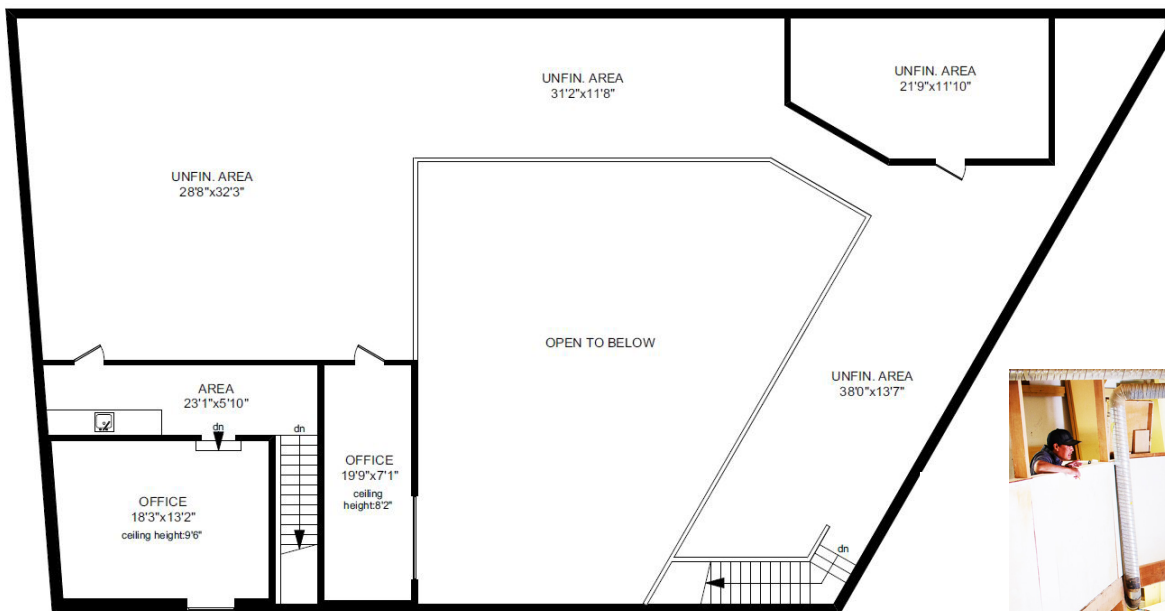
- ▶ Bakeries
- ▶ Carpet Cleaning
- ▶ Clubs
- ▶ Garages
- ▶ Light industry, including manufacturing, processing, assembly, testing, servicing and repairing
- ▶ Printing and publishing
- ▶ Restaurants
- ▶ Retail
- ▶ Schools, including trade schools
- ▶ Warehouses
- ▶ Washing of vehicles

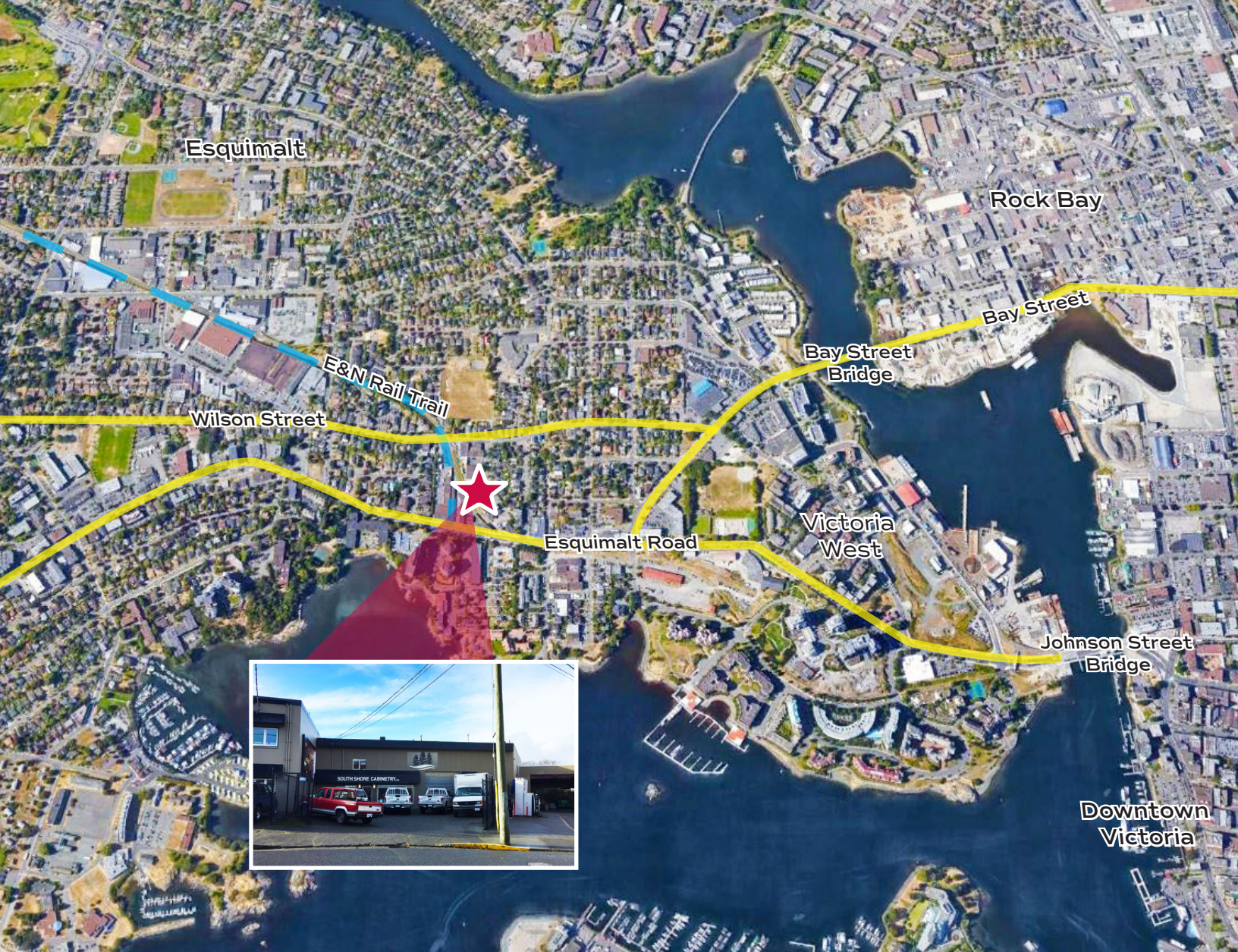


Main Floor - 4,201 Sq. Ft.



Upper Floor - 3,126 Sq. Ft.





## The Location

The property is situated in a highly desirable location just off Esquimalt Road and is steps to Esquimalt's main commercial core. The amenity rich city centre provides numerous grocery, retail shops, restaurants, banking and more. With easy access to major transportation routes, the property's central location provides excellent access to the surrounding communities.

## CONTACT US

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# CBRE

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