

# FOR LEASE

785 Lampson Street | Esquimalt, BC



## 5,889 SF Industrial Space

- ▶ Warehouse with showroom, office/ suite
- ▶ Four dock level loading doors
- ▶ 25' ceiling height
- ▶ Zoning allows for a wide range of light industrial and service commercial uses
- ▶ Located in Esquimalt and minutes from Downtown Victoria

# The Opportunity

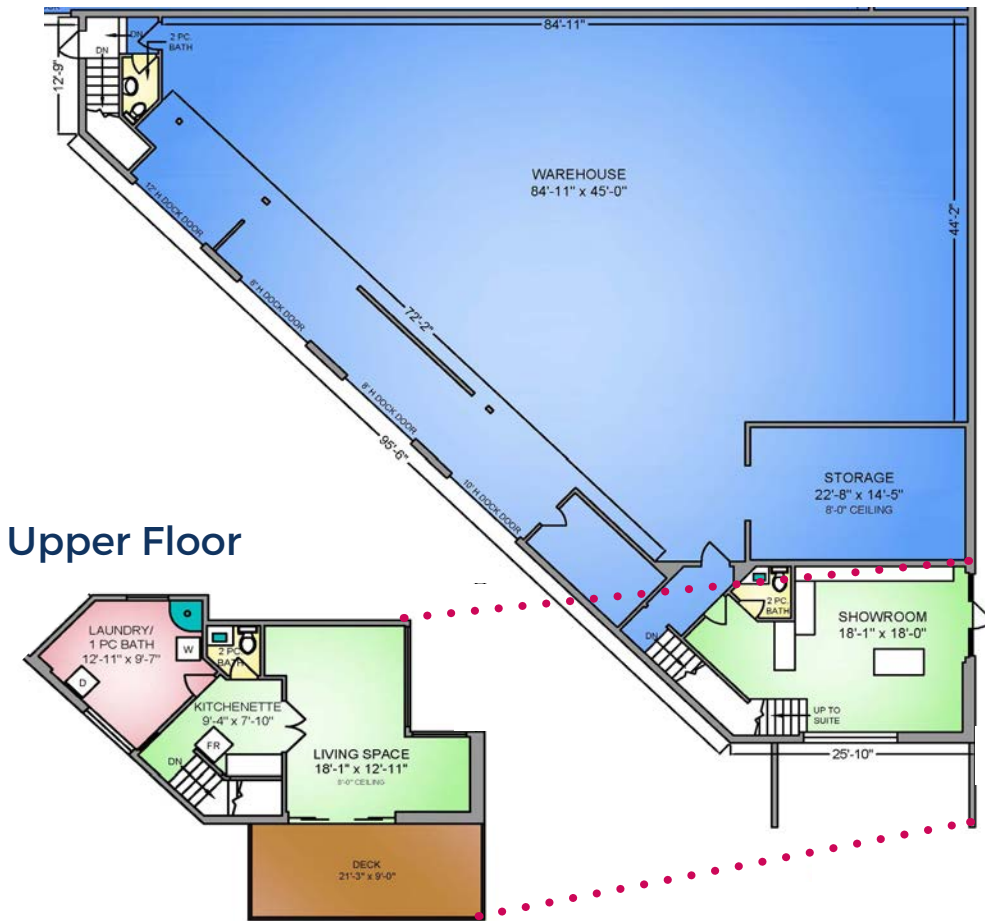
CBRE is pleased to present the opportunity to lease 5,889 Sq Ft. warehouse and office space in the Esquimalt Industrial Park. The warehouse is comprised of four dock level loading doors, approximately 25' ceilings, and gas overhead heat. The upper floor consists of 654 Sq. Ft. of office/ living space, which includes laundry, two washrooms, a kitchenette and a large deck.

## The Details

<b>Civic Address</b>	785 Lampson Street, Esquimalt, BC
<b>Leaseable Area</b>	Main Level 5,235 Sq. Ft. Upper Level 654 Sq. Ft. <b>Total: 5,889 Sq. Ft.</b>
<b>Heat</b>	Overhead gas in warehouse Baseboard in office
<b>Loading Doors</b>	4 dock level loading doors 9'W x 12'H 9'W x 8'H 10'W x 8'H 10'W x 10'H
<b>Rental Rate</b>	\$16.50 per Sq. Ft.
<b>Operating Costs &amp; Taxes</b>	\$6.00 per Sq. Ft. (Est. 2020)
<b>Availability</b>	February 1, 2020



# The Floor Plan



Upper Floor



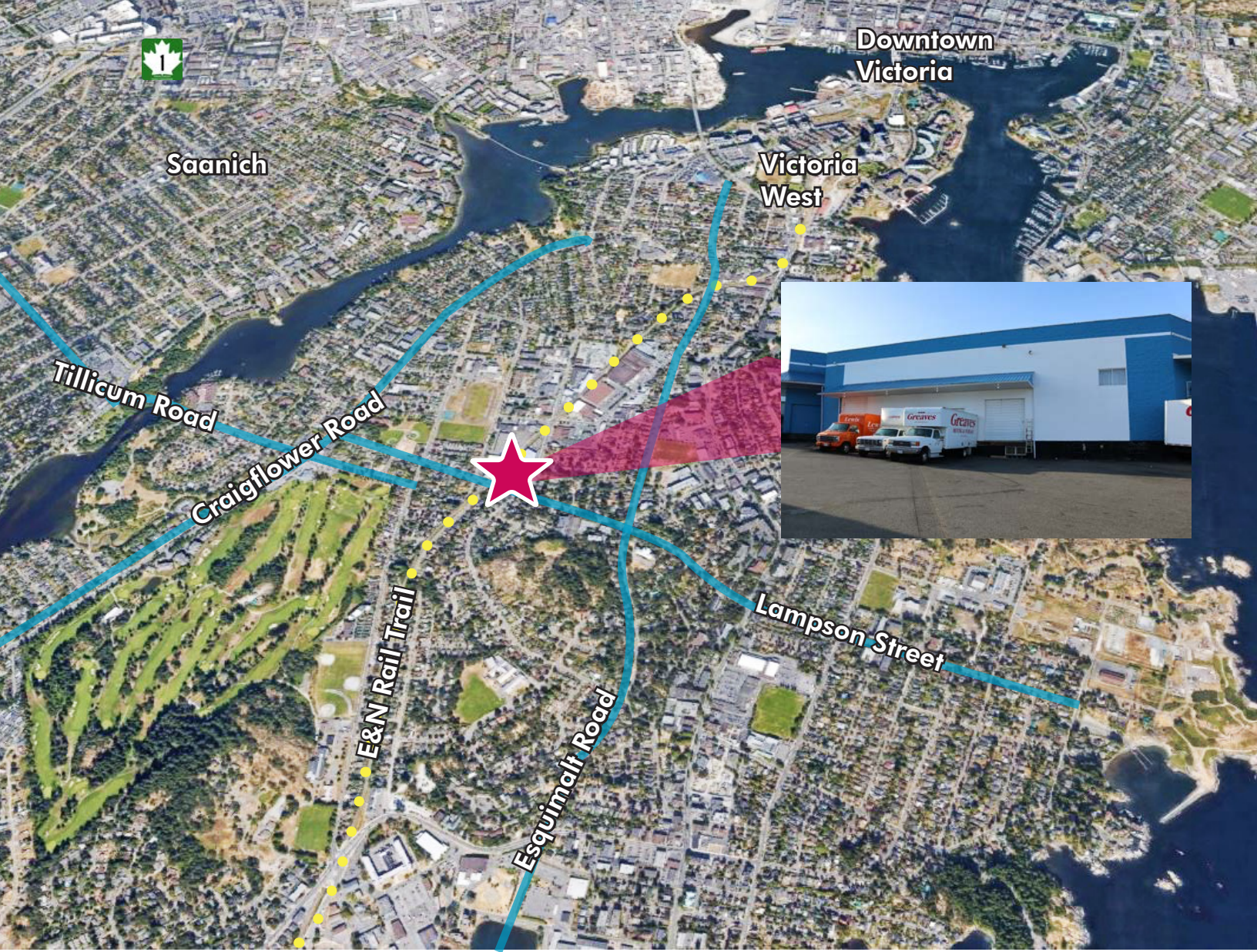
# The Zoning

## I-1 Light Industrial

Uses permitted but not limited to:

- Cold storage plant
- Commercial laundry or drycleaning plant
- Fitness Centre
- Light manufacturing and processing
- Trade contractor establishment
- Warehousing and storage
- Wholesaling and wholesale distribution, including accessory retail





Downtown  
Victoria

Saanich

Victoria  
West

Tillicum Road

Craigflower Road

E&N Rail Trail

Esquimalt Road

Lampson Street

## The Opportunity

The subject property is situated in a highly desirable location in the Esquimalt Industrial District. Just 5 minutes from Downtown Victoria, it has easy access to major transportation routes providing excellent access to surrounding municipality.

## CONTACT US

**Chris Rust**

Personal Real Estate Corporation  
Senior Vice President  
Brokerage Services  
250 386 0005  
chris.rust@cbre.com

**Ross Marshall**

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

www.cbrevictoria.com | CBRE Limited  
1026 Fort Street, Victoria, BC V8V 3K4 | 250 386 0000

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