

# FOR SUBLEASE INDUSTRIAL BUILDING

7450 Butler Road  
Sooke Industrial Park



## 18,970 SF in the Sooke Industrial Park

- ▶ 18,970 Sq. Ft. warehouse
- ▶ 21' - 40' ceiling heights
- ▶ 16'W x 18'H grade level door
- ▶ 400 amp, 3 phase power
- ▶ Fully fenced
- ▶ Offices, staff lunch and locker rooms
- ▶ Zoning allows for a wide range of uses including general industrial uses and marijuana production
- ▶ Located minutes from Downtown Sooke and 30 minutes from Langford

# The Opportunity

CBRE is pleased to present the opportunity to sublease 18,970 Sq. Ft. in the Sooke Industrial Park. The steel building maximizes space with a large open plan on the main floor, and office, washrooms, staff lockers and lunch room on the second floor. The general industrial zoning allows for a wide range of uses.

## The Details

<b>Civic Address</b>	62 - 7450 Butler Road, Sooke, BC
<b>Leaseable Area</b>	18,970 Sq. Ft.
<b>Basic Construction</b>	Steel with Fabric Roof
<b>Lot Size</b>	33,106 Sq. Ft./ 0.76 Acres
<b>Rental Rate</b>	\$7.90 per Sq. Ft. - \$12,500 per Month
<b>Operating Costs &amp; Taxes</b>	\$0.39 per Sq. Ft. - \$4,054 per Month
<b>Availability</b>	With Notice
<b>Term</b>	December 31, 2023

## Zoning

### M-SBP Sooke Business Park Industrial Zone

Uses permitted but not limited to:

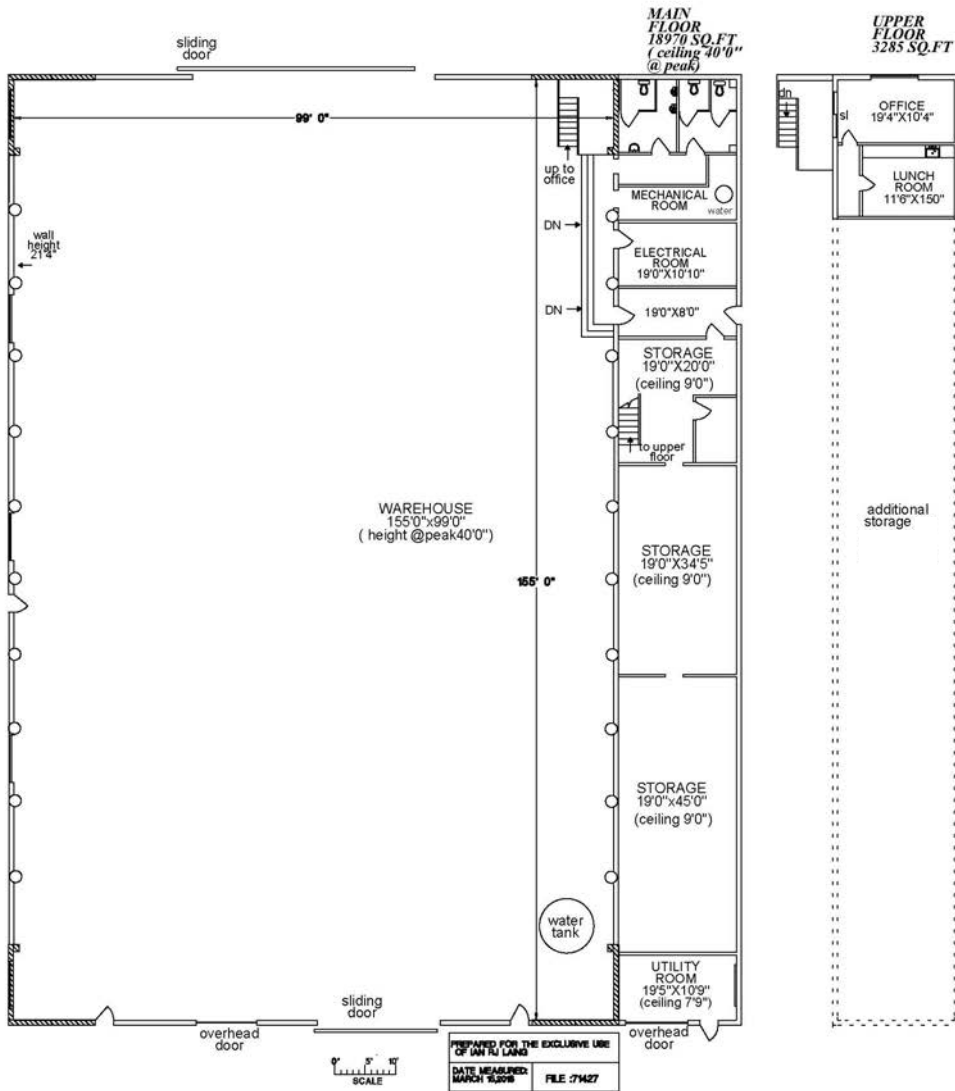
- **General Industrial Uses**
- Business office and support services
- Athletic facilities
- Drive-in theatres
- Vehicle sales/rentals
- Auction rooms and places
- Unenclosed storage
- Retail sales of building and landscape supplies
- Retail sales accessory to a principal industrial use
- One dwelling unit for the use of a caretaker accessory to principal use
- **Intensive agriculture - Medical Marijuana Production**



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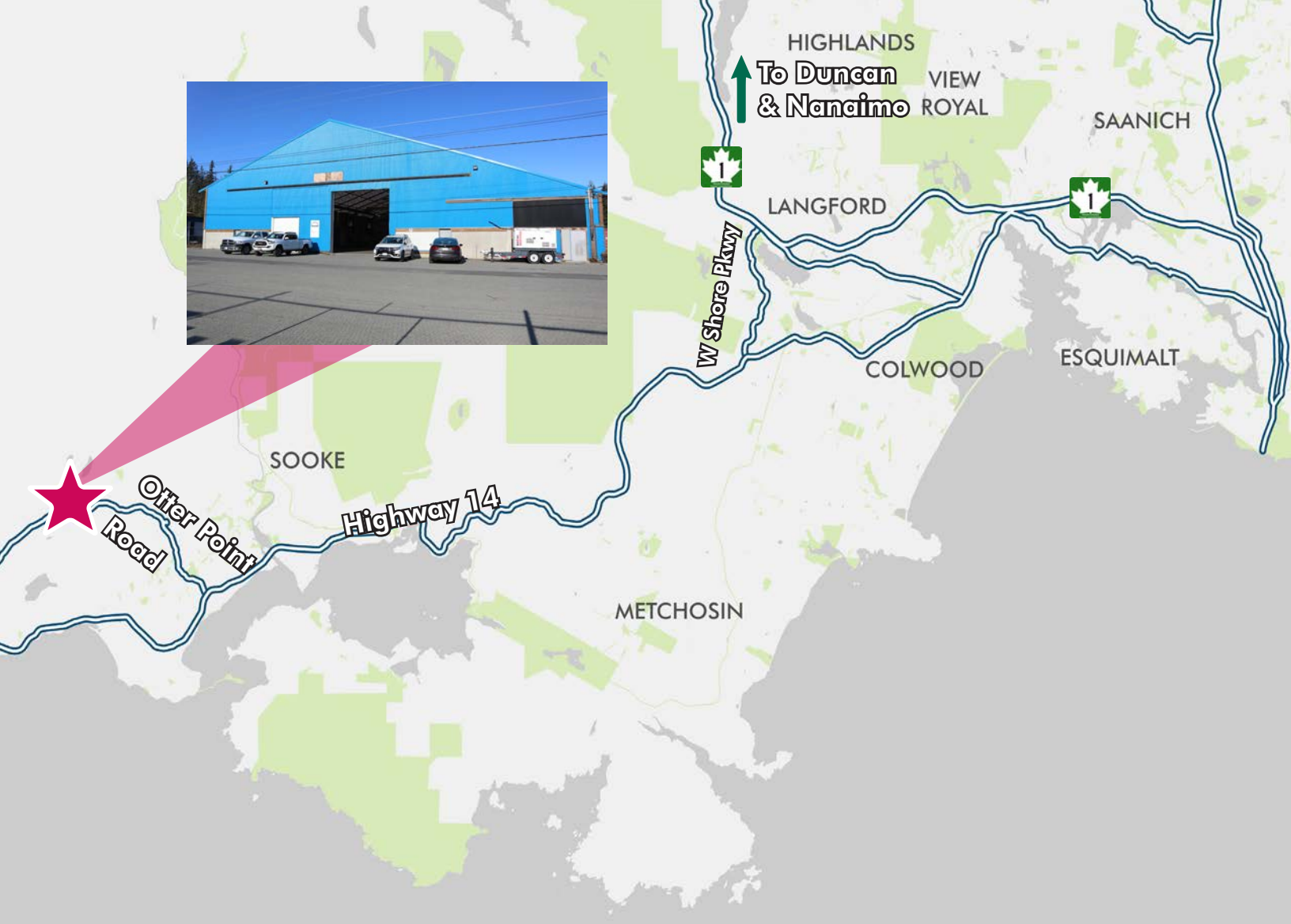


# Floor Plan



- 18,970 Sq. Ft. on main level
- 3,285 Sq. Ft. of office and additional storage on the upper floor
- Male/ Female washrooms
- Staff lunch area





## The Location

Sooke Industrial Park is located just 5 minutes from Sooke's Downtown Core, and 30 minutes to Langford. The property provides easy access to Highway 14, offering easy servicing of Langford, up-island and the surrounding municipalities that make up the Westshore. Businesses in the Sooke Industrial Park include West Coast Super Storage, Northern Board, and Sooke Soil & Landscape Ltd.

## CONTACT US

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