

FOR LEASE

CENTRALLY LOCATED WAREHOUSE

Unit D – 524 Culduthel Road | Saanich, BC

11,350 SF Warehouse Space

- ▶ Two 12'X12' overhead drive in doors
- ▶ 14' clear ceiling height
- ▶ 800A 3 phase power
- ▶ Dust collector system and ducting
- ▶ Florescent lighting
- ▶ Paint booth with venting
- ▶ Radiant and gas fired overhead heaters
- ▶ On-site parking
- ▶ Zoning allows for a wide range of light industrial and service commercial uses
- ▶ Easy access to the Trans Canada Hwy and Patricia Bay Hwy

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The Opportunity

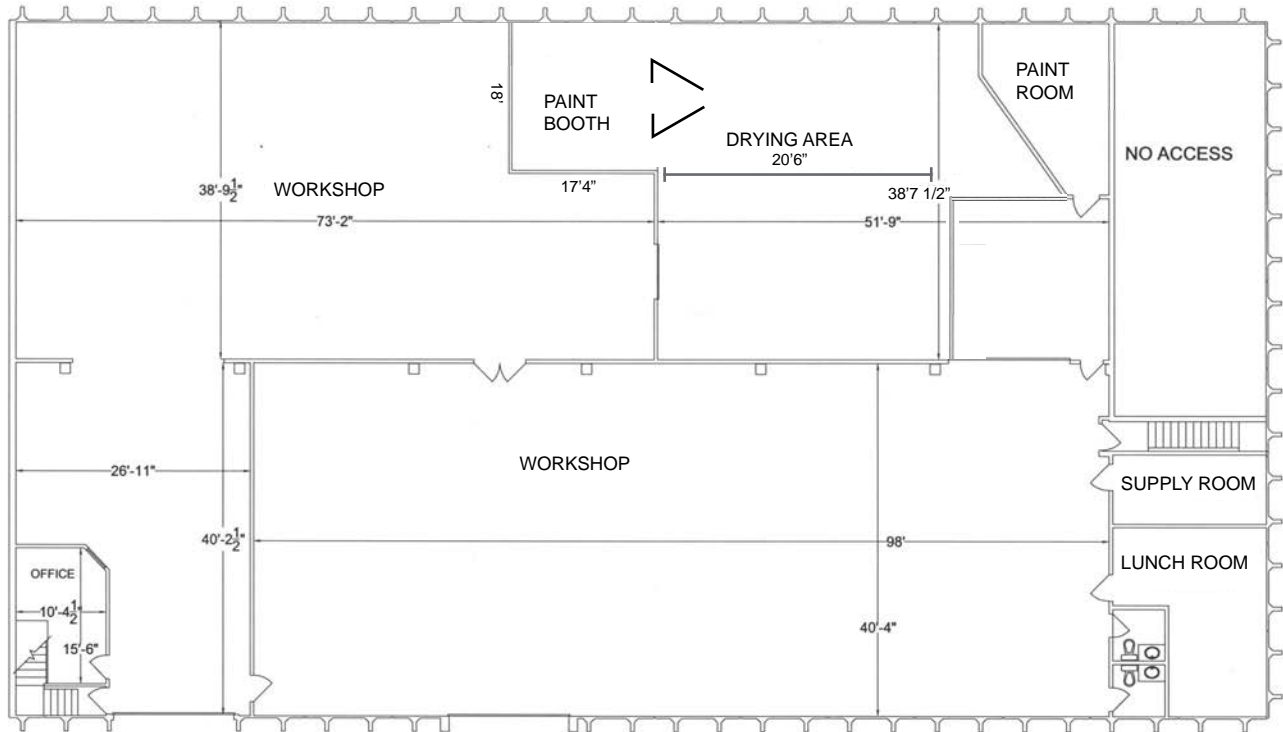
CBRE is pleased to present the opportunity to lease 11,350 Sq. Ft. warehouse space with excellent access to two main traffic arteries, the Trans Canada Highway and the Patricia Bay Highway. This large warehouse space includes a private office, paint room and booth, supply room, and staff area. Tenants will benefit from flexible industrial zoning allowing a wide variety of uses.

The Details

Civic Address	524 Culduthel Rd, Saanich, BC
Leaseable Area	11,350 Sq. Ft.
Heat	Radiant and gas fired overhead heaters
Loading Doors	2 grade level loading doors 12'W x 12'H
Rental Rate	\$15.00 per Sq. Ft.
Operating Costs & Taxes	\$4.95 per Sq. Ft. (Est. 2020)
Availability	August 1, 2020



The Floor Plan



The Zoning

M-1 Industrial Zone

Uses permitted but not limited to:

- Industry
- Wholesale & Warehouse Distribution
- Research
- Lumber & Building Supply Yard
- Office
- Accessory Unenclosed Storage
- Servicing, Testing & Repair of Goods
- Food Processing
- Retail Sales Incidental to a Permitted Use
- Accessory residential
- Cable Hub Site
- Rental & Repair of Household Items, Tools, Appliances and Small Equipment
- Beverage Container Depot
- Cannabis Production



The Location

Located in the geographic centre of Greater Victoria, within 10 minutes to Victoria's Downtown core providing unparalleled access to Victoria's surrounding communities. The premises are situated between two major arterial routes, the Trans Canada Highway accessing the Westshore and up-island, and the Pat Bay Highway servicing the Saanich peninsula airport including the Swartz Bay ferry terminal. The property allows employees direct access to the Galloping Goose Trail, public transportation, and an abundance of amenities.

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