

# FOR LEASE

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785 Lampson Street | Esquimalt, BC



## 5,333 SF Industrial Space

- ▶ One 10' high dock door
- ▶ One 14' high grade door
- ▶ 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 5,333 Sq Ft. warehouse and office space in the Esquimalt Industrial Park. The warehouse is comprised of one dock and one grade level loading doors, approximately 25' ceilings, and gas overhead heat.

# The Details

<b>Civic Address</b>	785 Lampson Street, Esquimalt, BC
<b>Leaseable Area</b>	5,333 Sq. Ft.
<b>Heat</b>	Overhead gas in warehouse
<b>Loading Doors</b>	1 dock and 1 grade level loading door Grade: 10'W x 14'H Dock: 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. 2021)
<b>Availability</b>	February 1, 2021

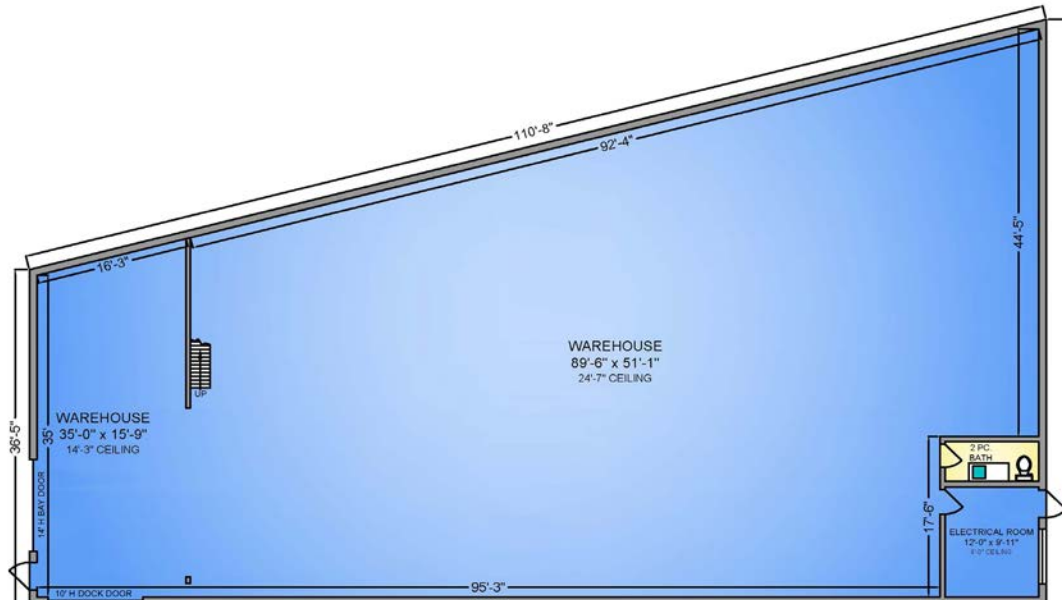


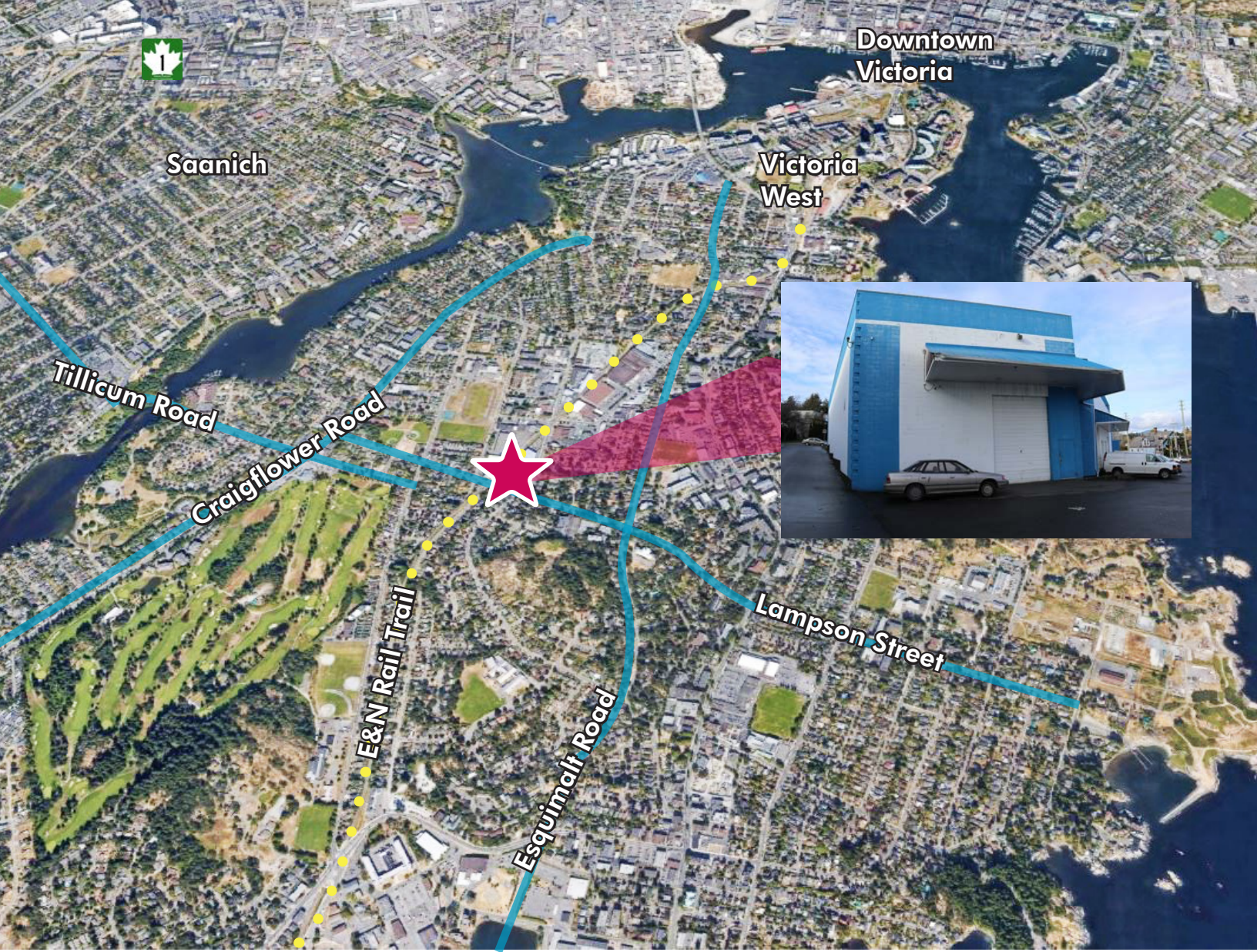
# The Zoning

## I-1 Light Industrial

Uses permitted but not limited to:

- Automobile, servicing and body shop
- Cold storage plant
- Commercial laundry or drycleaning plant
- Fitness centre
- Food preparation
- 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

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