

0.5 - 4 Acre
Lots For Lease



Industrial Zoned Land/Outside Storage in Downtown Victoria

- + Up to 7.36 Acres of industrial zoned land on the South side of Rock Bay
- + Lot sizes can be customized to suit
- + Accessible from Government Street/Pembroke Street/Store Street
- + Zoning allows for a wide range of light industrial uses
- + Location offers ability to service all of Greater Victoria
- + Convenient vehicular access to Hwy 1 & Hwy 17

A rare opportunity to lease industrial land in Downtown Victoria...

CBRE Victoria is pleased to present the opportunity to lease industrial land on the South side of the Rock Bay area in Victoria's city core. The location offers the rare ability to conveniently service all of Greater Victoria, with easy vehicular access to the Trans Canada Highway (#1), and the Patricia Bay Highway (#17). Lots are available from 0.5 - 4 Acres, offering a wide range of light industrial usage. Custom lot sizes may also be considered.

Legal Addresses: 512 Pembroke Street, 2122 Government Street, 2140 Store Street | Victoria, BC

- 1 Area 1**
 - Approximately 37,000 Sq. Ft. (0.85 Acres)
 - Accessible via entrance on Government St
 - M-2/M-2G Zoning
- 2 Area 2**
 - Approximately 27,500 Sq. Ft. (0.65 Acres)
 - Accessible via entrance on Government St
 - M-2/M-2G Zoning
- 3 Area 3**
 - Approximately 34,500 Sq. Ft. (0.80 Acres)
 - Accessible via entrance on Pembroke St
 - M-2/M-2G/M-3 Zoning
- 4 Area 4**
 - Approximately 80,000 Sq. Ft. (1.85 Acres)
 - Accessible via entrance on Store St
 - M-3 Zoning

Availability: July 1st, 2022

Zoning

Zone Codes:

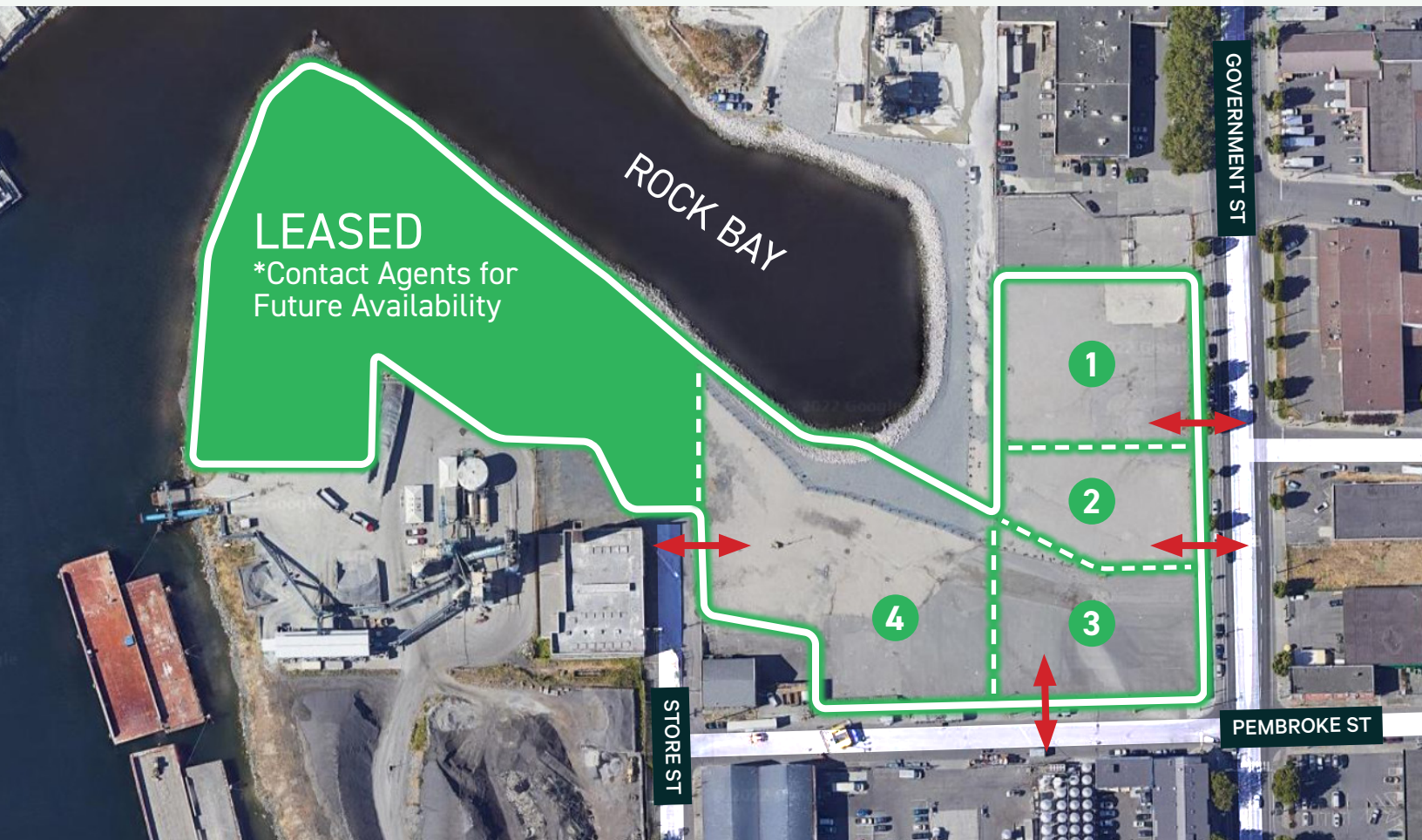
- M-2 Light Industrial District
- M-2G Government Street Light Industrial
- M-3 Heavy Industrial District

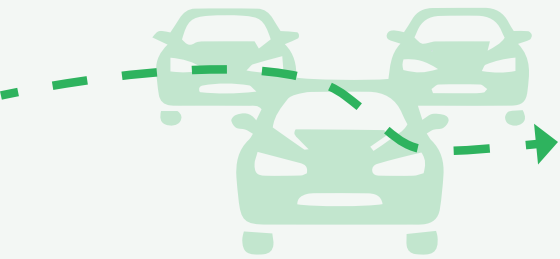
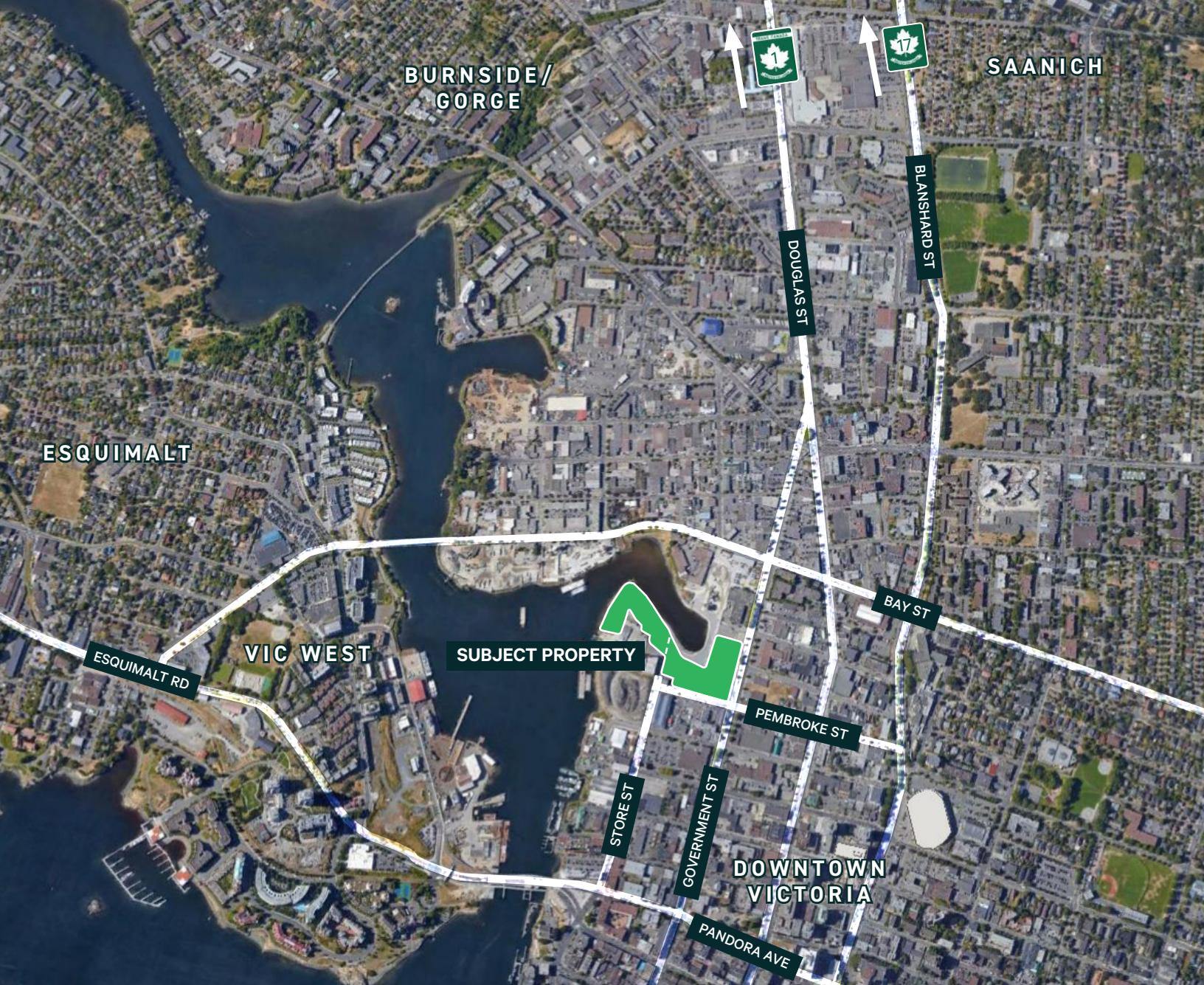
Subject Property Allows for a Wide Range Of Uses, Contact Agents to Discuss Your Specific Requirements.

*Lot sizes can be customized to suit

Lease Rate: \$5.00 PSF + \$1.50 PSF Additional Rent (Approx.)

↔ **Access Points**





15 minutes to Langford

25 minutes to Victoria International Airport

30 minutes to Swartz Bay Ferry Terminal

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