

**FOR
LEASE**

Downtown Victoria, BC

**UP TO APPROX.
4 ACRES FOR LEASE**



Industrial Zoned Yard Space

Downtown Victoria / Rock Bay

- + Up to approx. 4 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 up to approx. 4 Acres, offering a wide range of light industrial usage.

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

Subject Area

- Accessible via Government St/Pembroke St/Store St
- Asphalt surface
- Hydro on-site
- Demisable to suit

Lease Rate:

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

Available:

Immediately

Zoning

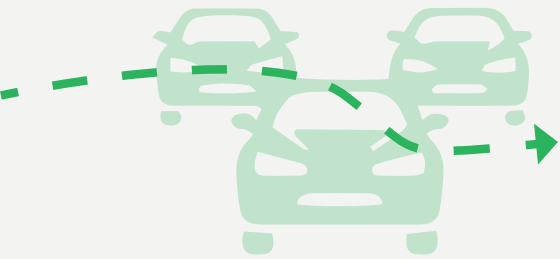
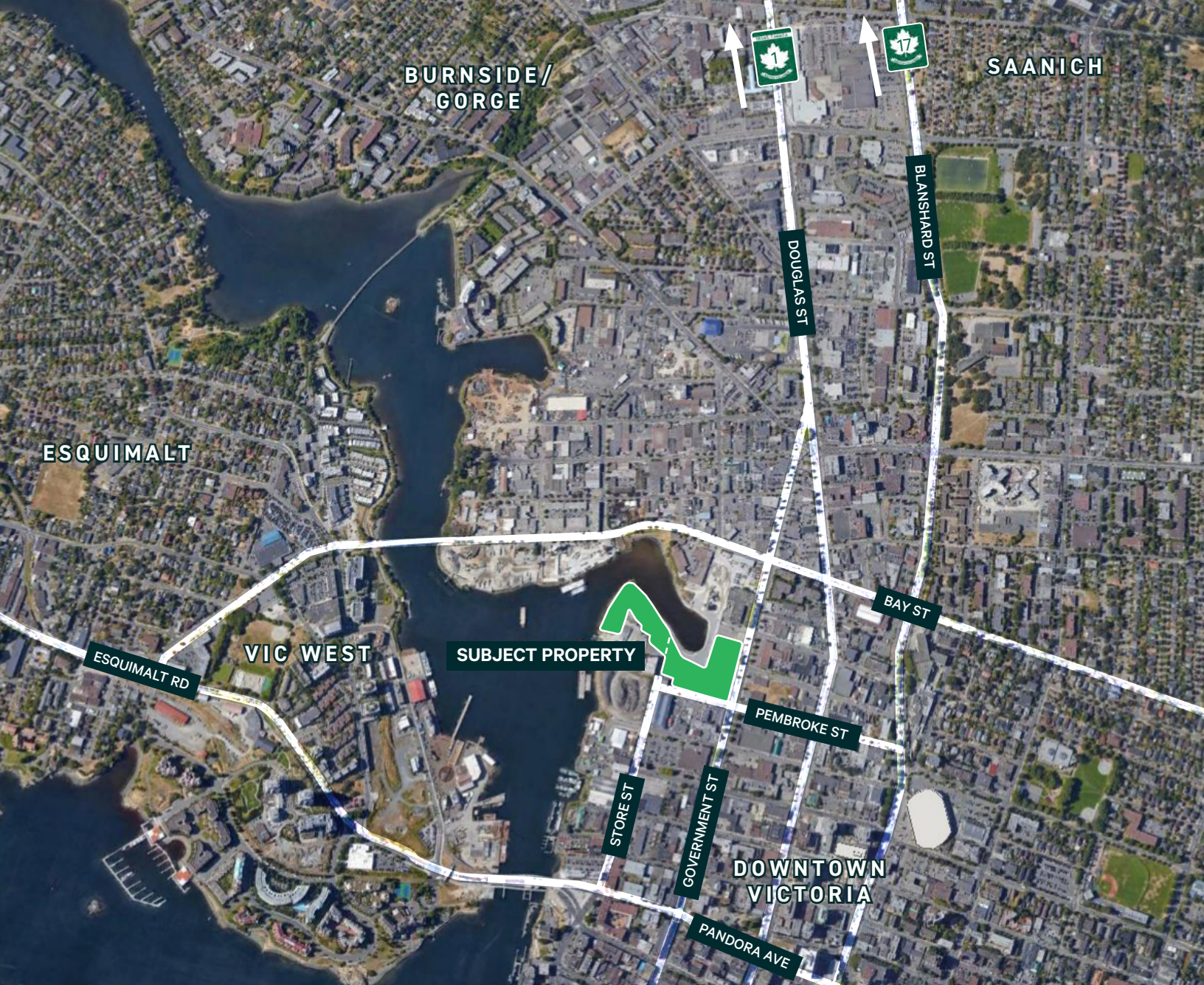
Zone Codes:

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

Contact Agents to Discuss Your Specific Requirements.

[View Zoning Bylaw](#)





15 minutes to Langford

25 minutes to Victoria International Airport

30 minutes to Swartz Bay Ferry Terminal

Contact Us:

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