

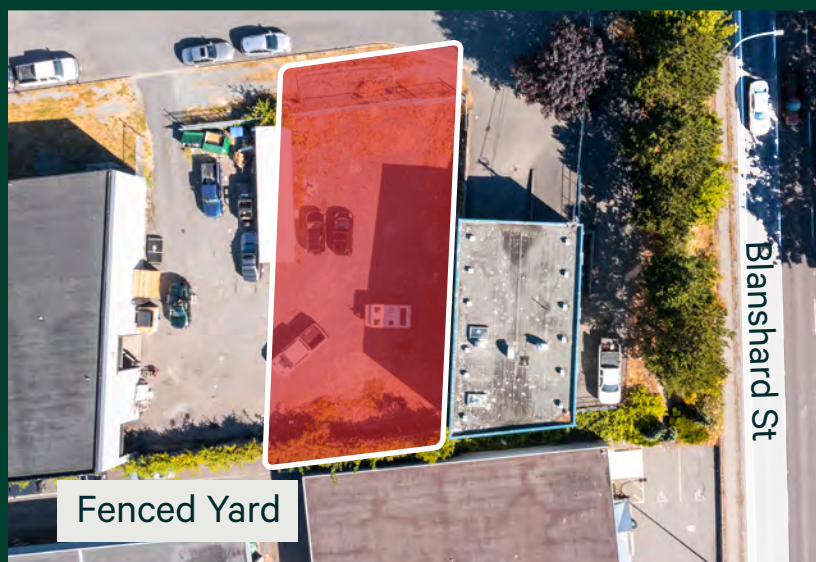
For Lease
831 Shamrock St | Saanich, BC



Upper Level



Lower Level



Fenced Yard

**Centrally Located Warehouse Space
& Fenced Yard in the Saanich Core**

CBRE

The Offering

CBRE Victoria is pleased to present leasing opportunities at 831 Shamrock St in the epicenter of the Saanich Core. There are two industrial building availabilities (upper and lower) as well as a 4,800 SF fenced yard space. This offering can be leased all together, or each unit separately. The Subject Property offers tenants an exceptional central location with excellent visibility from Blanshard Street, convenient vehicular access to Hwy 1 & 17 and the ability to conveniently service all of Greater Victoria.

The Details

Civic Address:	831 Shamrock St Saanich, BC V8X 2V1
Available:	Immediately
Zoning:	C-6DE Douglas East Highway Commercial Zone
Uses Permitted: (But not limited to)	Retail Sales Office Personal Services Auto Rentals Auto Repair/Storage Veterinary Clinic Warehousing Manufacturing



Fenced Yard Space

- +/- 4,800 SF of Yard Space
- Fenced & Secured
- Vehicle Access via Shamrock
- Drive-in Access to Building Lower Level
- Convenient Vehicular Access to Hwy 1 & 17
- Centrally Located in Saanich Core

Yard Space Lease Rate

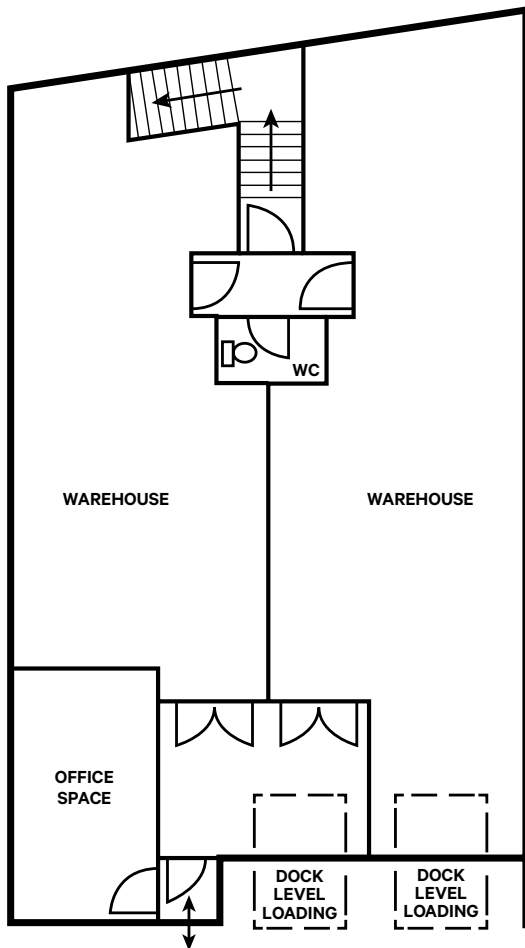
\$3,500/Month (Gross)

*Yard can be leased on its own or with the upper or lower floor



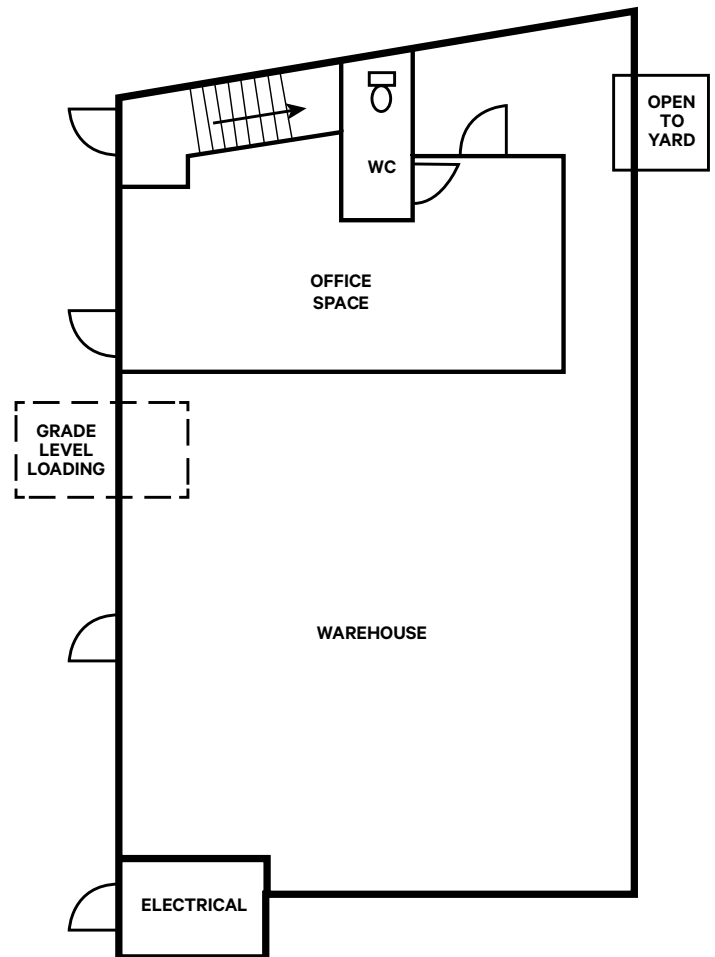
Upper Floor

- 1,920 SF of Area
- 12' Ceiling Height
- Two Dock Level Loading Bays
- Open Warehouse Spaces
- Boardroom



Lower Floor

- 1,860 SF of Area
- 10' Ceiling Height
- Grade Level Loading Bay
- Drive-In Access From Yard
- Open Warehouse Space
- Large Office Area



Upper Floor Lease Rate

Building Area: \$22.00 PSF
 Additional Rent: \$7.00 PSF (Approx.)

Lower Floor Lease Rate

Building Area: \$20.00 PSF
 Additional Rent: \$7.00 PSF (Approx.)





Centrally Located Warehouse Space & Fenced Yard in the Saanich Core

Contact

Ross Marshall
Personal Real Estate Corporation
Senior Vice President
Brokerage Services
250 386 0004
ross.marshall@cbre.com

Cooper Anderson
Sales Associate
Brokerage Services
250 386 0276
cooper.anderson@cbre.com

www.cbrevictoria.com | CBRE Limited | 1026 Fort Street, Victoria, BC V8V 3K4 | 250 386 0000

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