

# For Lease

2,593 SF FLEX INDUSTRIAL SPACE  
SAANICH BC



#18 - 755 VANALMAN AVENUE  
SAANICH, BC

## Highlights

- 26' ft ceiling clear heights at peak - 8'10" under the mezzanine
- 12'x10' overhead bay door
- 3 dedicated parking stalls, plus space in front of bay door
- Option to rent more parking stalls - \$50/month
- Signage available on the building and podium
- 2 two-piece bathrooms
- 2 electric forced air heaters, one on each level
- 5HP compressor & propane-powered forklift available

**CBRE**

# Opportunity

CBRE is pleased to present a 2,593 sf industrial unit located near Commerce Circle in Saanich. The unit offers approximately 1,678 sf on the main floor and a 915 sf of mezzanine area above. The M - 3 Industrial Park Zone allows for various uses, including warehousing, office, sales, equipment repairs and rentals. Situated in the geographical center of Greater Victoria, the location allows for excellent vehicular access to Hwy 17 Southbound to Downtown Victoria and Northbound to the Victoria International Airport and BC Ferries Swartz Bay Terminal.

## Details

**Main Floor Area:** 1,678 SF  
**Mezzanine Area:** 915 SF  
**Total Floor Area:** 2,593 SF  
**Lease Rate:** \$21.00 PSF  
**Additional Rent:** \$6.13 PSF (approx.)  
**Availability:** April 1st, 2023

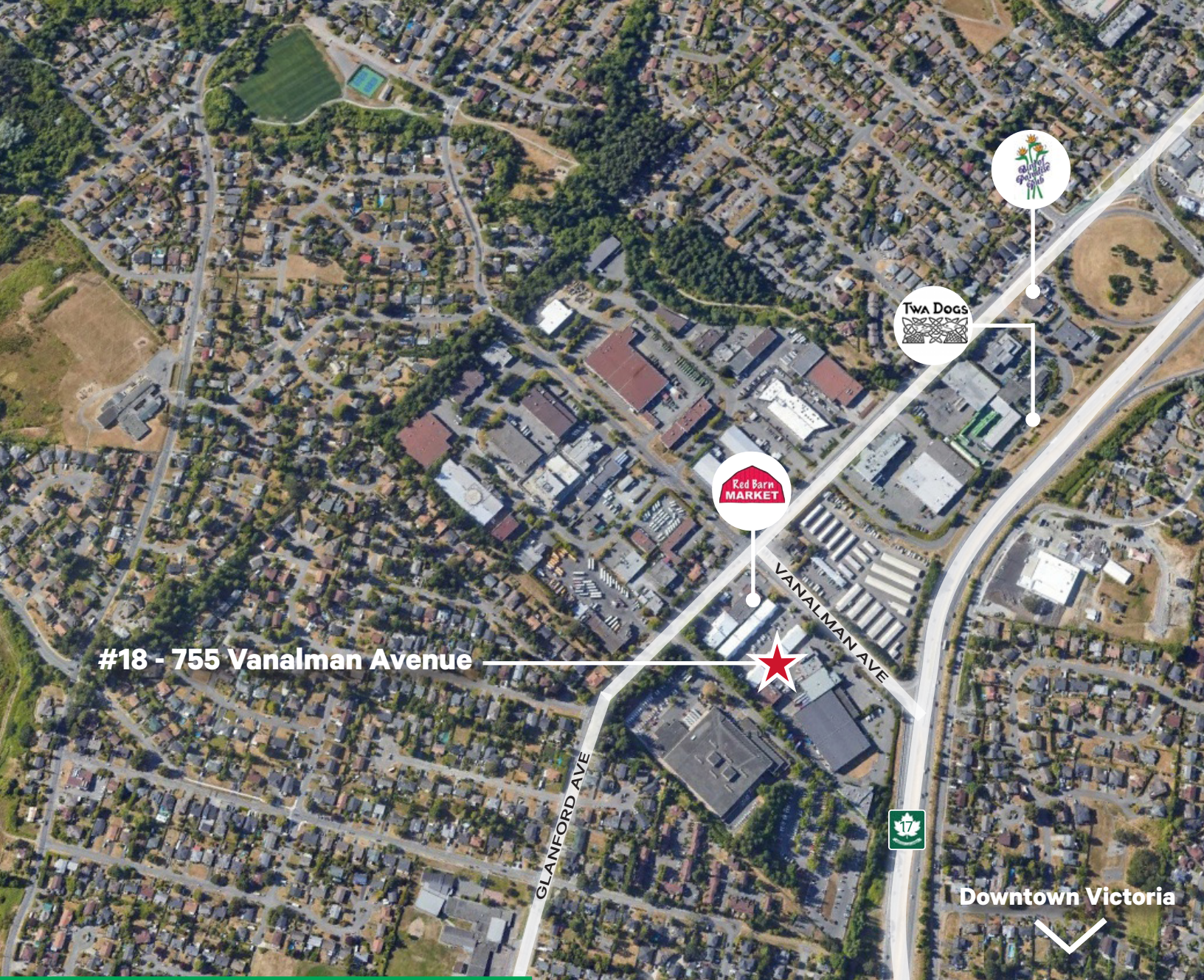
## Zoning

**Zoning:** M-3 Industrial Park Zone

**Uses Permitted, But Not Limited To:**

- ✓ Warehousing
- ✓ Wholesaling & Wholesale Distribution
- ✓ Retail Sales
- ✓ Office
- ✓ Industry
- ✓ Food Processing
- ✓ Veterinary Clinic & Veterinary Hospital
- ✓ Commercial Instruction & Education
- ✓ Cannabis Production
- ✓ Rental & Repair of Household Items and Tools





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## Contact Us

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# CBRE

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