

# For Lease

2,593 SF FLEX INDUSTRIAL SPACE



**#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

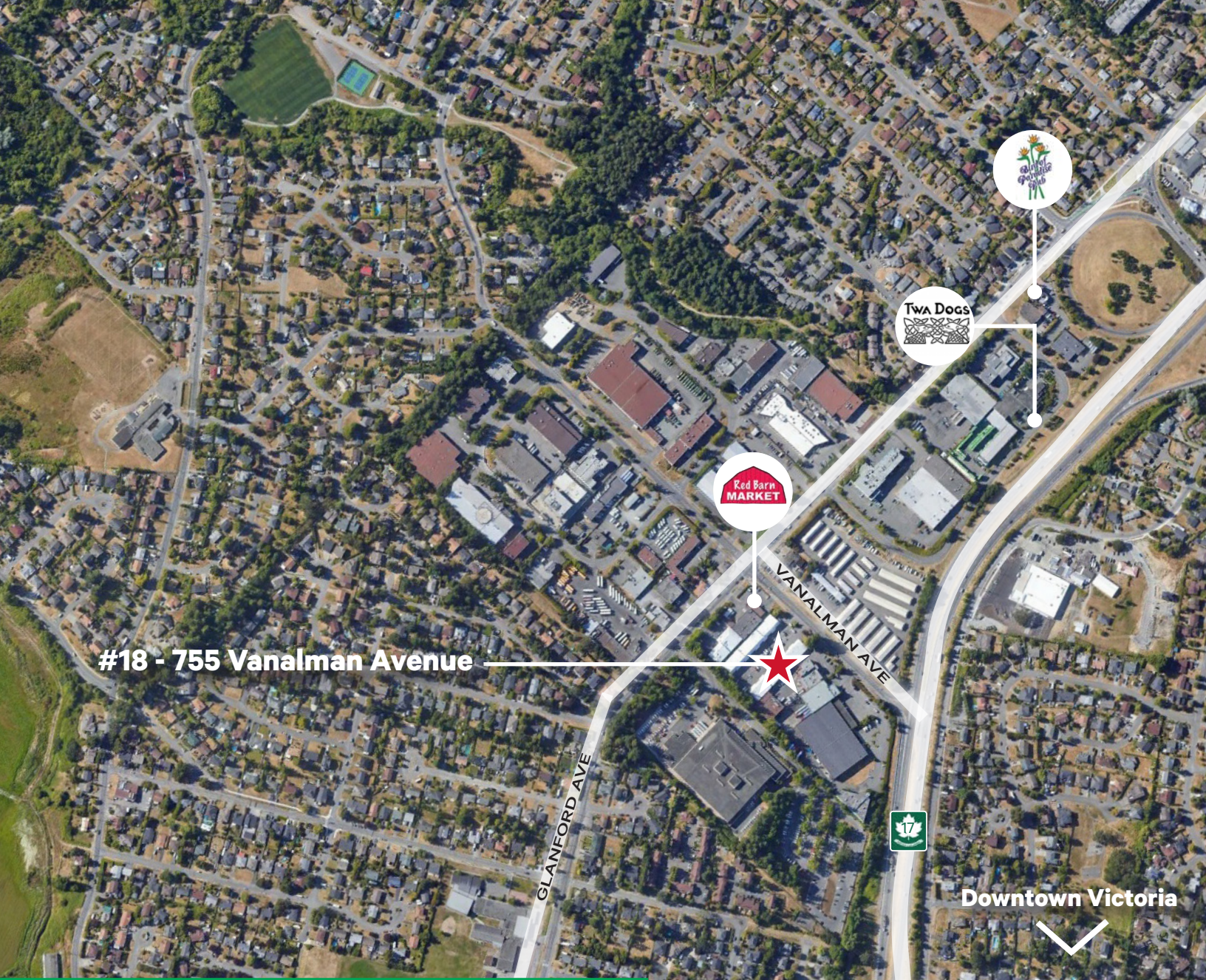
Zoning: M-3 Industrial Park Zone

Uses Permitted, But Not Limited To:

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







## Contact Us

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# CBRE

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