

For Lease

CBRE

Centrally Located Flexible Industrial Space

60 Crease Avenue | Victoria, BC



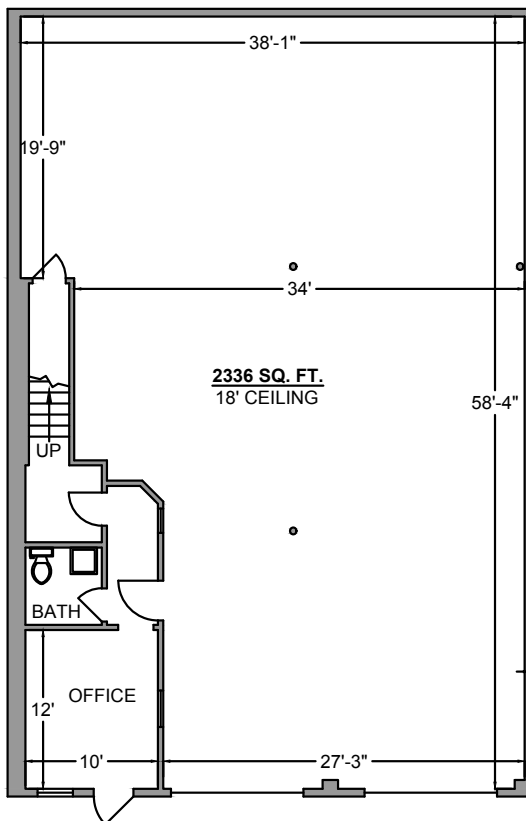
The Opportunity

CBRE is pleased to present a 3,164 sf industrial unit located in a prime, central location near Uptown with easy access to surrounding areas via Highway 1 or the Patricia Bay Highway. The unit offers approximately 2,336 sf on the main floor and 828 sf of mezzanine area above. The M - 1 Industrial Zoning allows for various uses, including but not limited to warehousing, food processing, repair of goods, lumber and building supply yard. The flexible space offers two large overhead doors, a main floor bathroom, office space and ample parking.

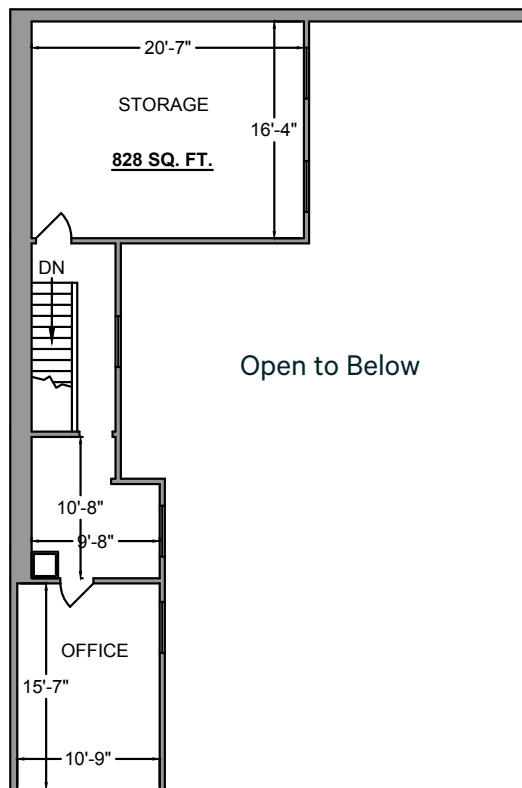
Property Details - 60 Crease Avenue | Victoria, BC

Size:	3,164 SF Total (2,336 Main 828 SF Mezzanine)
Lease Rate:	\$22.00 PSF
Adtl. Rent:	\$7.23 PSF (Approx.)
Availability:	May 1st, 2023
Zoning:	M-1 Industrial Zone
Parking:	Large Paved Outdoor Parking Area
Electrical:	200 Amp 3 Phase
Loading:	2 Grade Level Overhead Loading Doors (10'x10' & 10'x14')

Main Floor



Mezzanine





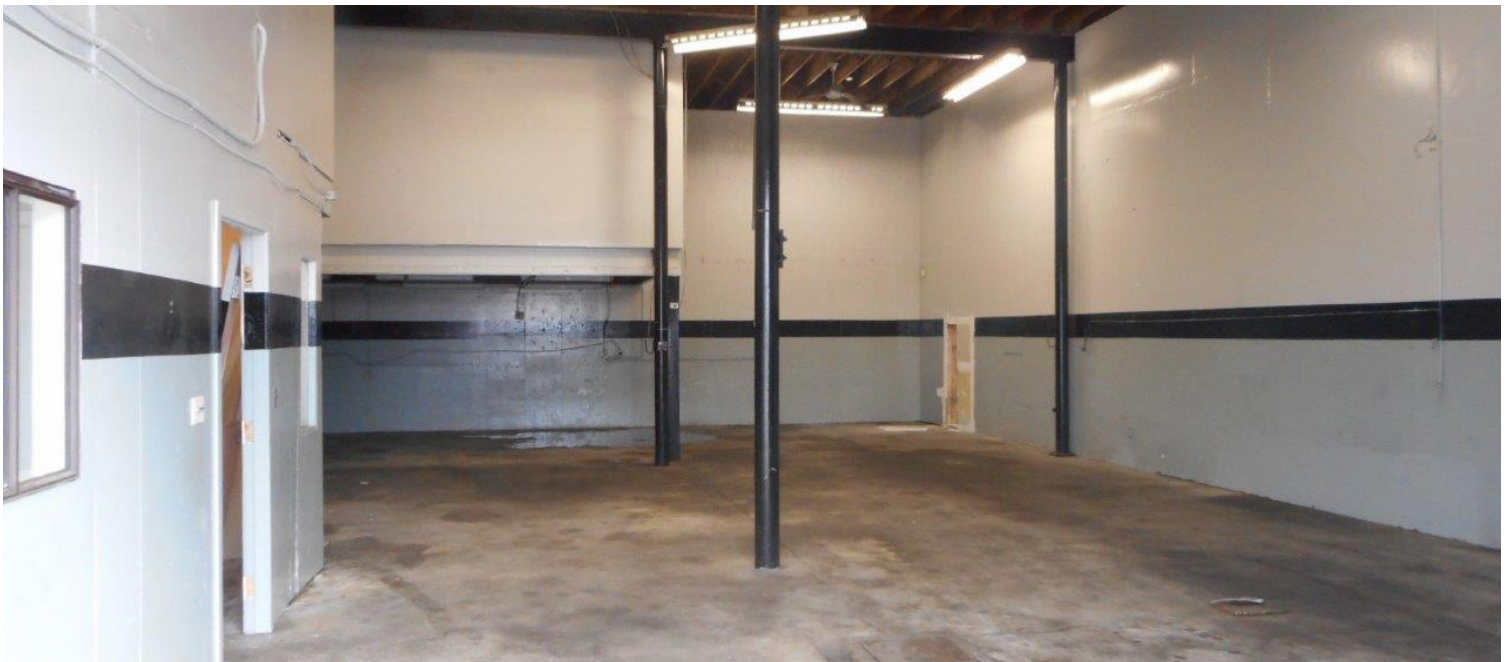
Property Highlights

- 2 grade level loading doors
- 1 office on main level + mezz office/storage area
- Large paved outdoor area for parking
- Excellent signage opportunity
- Comprehensive M-1 Industrial Zone
- Offers the ability to service all of Greater Victoria
- Convenient vehicular access to both Hwy 1 & Hwy 17

M-1 Industrial Zone

Permitted uses include, but are not limited to:

- Industry
- Wholesale & warehouse distribution
- Lumber & building supply yard
- Food processing
- Research
- Servicing, testing and repair of goods
- Rental, repair of tools, appliances, etc...
- Retail sales incidental to a permitted use



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DOWNTOWN VICTORIA

FINLAYSON ST

TOLMIE AVE

BLANKSHARD ST

DOUGLAS ST

MAYFAIR
SHOPPING
CENTRE

CLOVERDALE AVE

OAK ST

SAANICH RD

UPTOWN
SHOPPING
CENTRE

TO WESTSHORE &
MALAHAT

HWY 1

SAANICH

25 MINS TO VICTORIA
INTERNATIONAL AIRPORT &
SWARTZ BAY FERRY TERMINAL

PAT BAY HWY

PAT BAY HWY

CAREY RD



60 CREASE AVENUE | VICTORIA, BC

Located in the geographic centre of Greater Victoria, within 10 minutes to Victoria's Downtown core providing unparalleled access to Victoria's surrounding communities. The premises are situated between two major arterial routes, the Trans Canada Highway accessing the Westshore and up-island, and the Pat Bay Highway servicing the Saanich peninsula airport including the Swartz Bay ferry terminal. The property allows employees direct access to the Galloping Goose Trail, public transportation, and an abundance of amenities.

Contact Us

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