

For Lease



Unit 66F - 7450 Butler Rd | Sooke, BC

4,258 SF Cannabis Zoned Industrial Warehouse

CBRE

The Opportunity

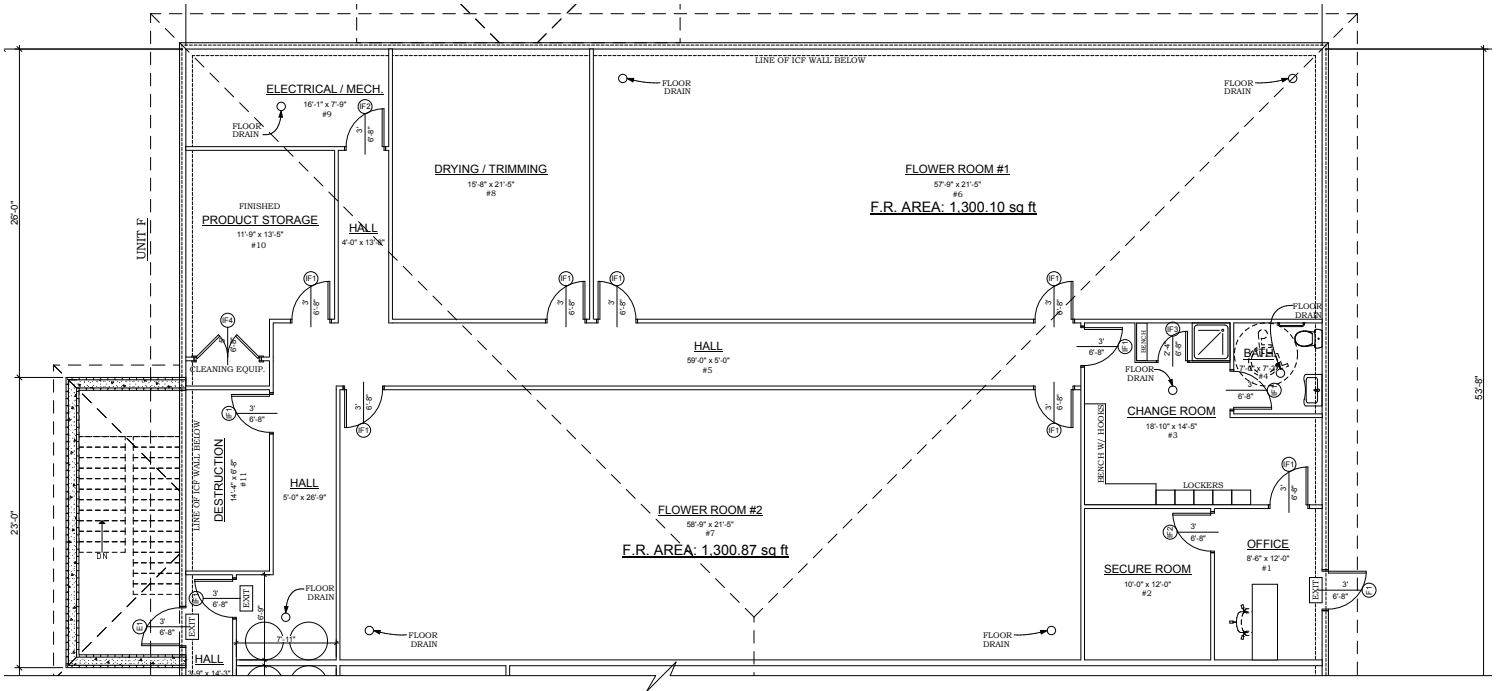
CBRE is pleased to present the rare opportunity to lease a 4,258 SF warehouse in a Cannabis Micro-grow facility. The unit comes with 600amp / 3-phase power and \$150,000 of improvements already built in, reducing a large portion of the heavy lifting required to have the facility up and running. The property has favorable M-SBP zoning allowing for cannabis production, equipment sales/rentals, general industrial uses, and more. The unit is surrounded by supporting industries, including other licensed growers, and processing companies. This is a fantastic opportunity to join the legal market with minimal barriers.

Property Details

Address:	7450 Butler Rd #66F, Sooke, BC
Size:	4,258 SF
Zoning:	Sooke Business Park Industrial Zone (M-SBP)
Parking:	Ample secured parking available on-site
Electrical:	600 amp / 3-phase
Lease Rate:	\$21,00 PSF
Adtl. Rent:	\$4.05 PSF
Availability:	Immediately



Floor Plan



Highlights

- Zoned for Cannabis Micro Growers (M-SBP)
- 600 amp, 3-phase power
- Ideal for a micro grower, processing facility and/or nursery with 2 flowering rooms, drying/trimming area, storage, office, secure room, and fully accessible washroom
- Surrounded by supporting industries in a cannabis park
- Build-out is partially complete (electrical, framing)

M-SBP Zoning

Permitted uses include, but are not limited to:

- Industry
- Wholesale & warehouse distribution
- Carpet cleaning
- Printing and publishing
- Garages
- Electric forging
- Manufacturing
- Retail as an accessory use



SOOKE
POTHOLES



KEMP
LAKE

SOOKE

TO WESTSHORE
& GREATER VICTORIA



SOOKE
HARBOUR

EAST SOOKE

WHIFFIN
SPIT

Unit 66F - 7450 Butler Rd | Sooke, BC



4,258 SF Cannabis Zoned Industrial Warehouse

Chris Rust
Senior Vice President
Brokerage Services
250 386 0005
chris.rust@cbre.com

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

CBRE Limited | 1026 Fort Street, Victoria, BC V8V 3K4 | 250 386 0000

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

www.cbrevictoria.com | www.cbre.ca

