

# For Sale or Lease

22,255 SF INDUSTRIAL BUILDING  
OWNER-OCCUPIER OPPORTUNITY

7450 Butler Road  
Sooke Industrial Park



- ▶ 22,255 SF warehouse on 33,105 SF of land
- ▶ 21' - 40' ceiling heights
- ▶ 17'W x 18'H grade level door
- ▶ 400 amp, 3 phase power
- ▶ Offices, staff lunch & locker rooms
- ▶ Site specific M-SBP zoning allows for a wide range of industrial uses
- ▶ Located minutes from Downtown Sooke and 30 minutes from Langford



# THE OFFERING

The Investment Properties Group is pleased to present the opportunity to purchase or lease an industrial building in the Sooke Industrial Park. The property has excellent general industrial zoning which allows for a wide range of uses. Excellent vehicular access to Highway 14 allows for convenient servicing of Langford, up-island, and the surrounding Westshore municipalities.

## PROPERTY DETAILS

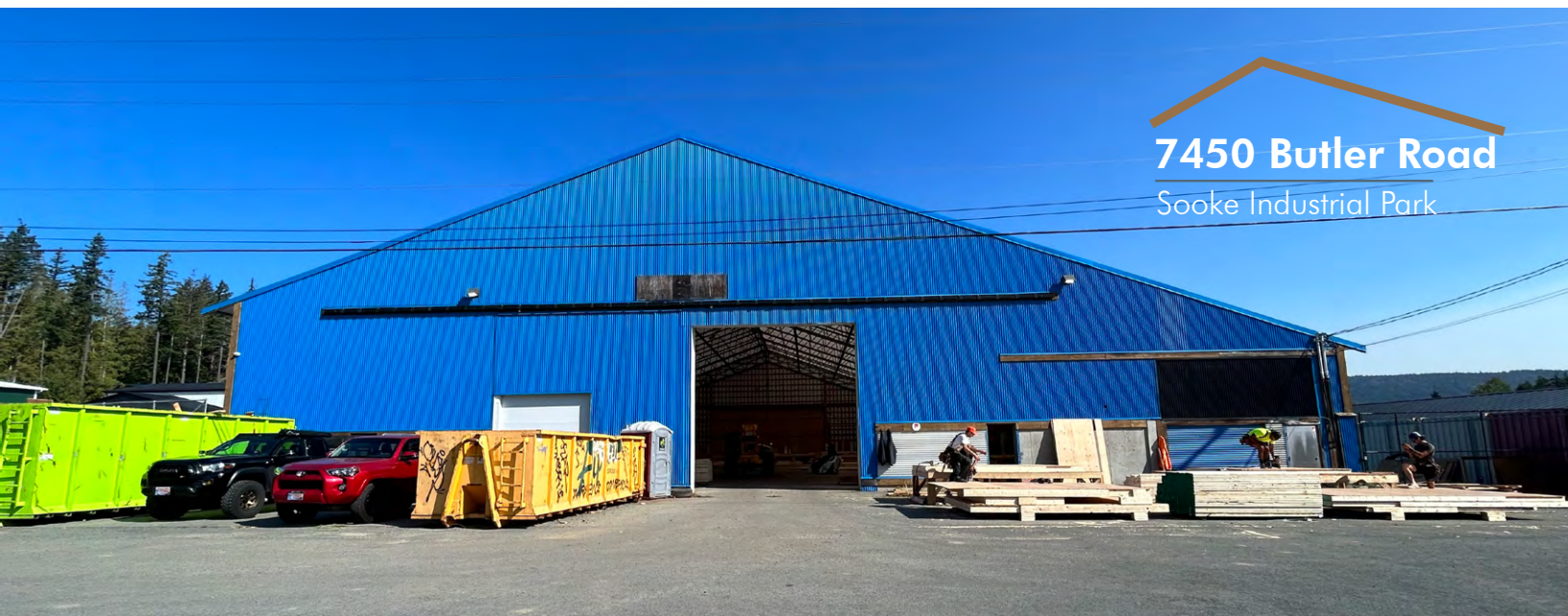
Civic Address	62 - 7450 Butler Road, Sooke, BC
PID	028-646-665
Legal Address	Strata Lot 26 Section 16 Otter Pt District Strata Plan VIS7096
Land Size	33,105 SF / 0.76 Acres
Building Size	Upper: 3,285 SF Main: 18,970 SF Total: 22,255 SF
Construction	Steel with Fabric Roof
Power	400 Amp, 3 Phase
Loading	17'W x 18'H Grade Level Door
Property Taxes	\$26,438 (2023)
Strata Fees	\$167 / Month
Availability	Immediately
<b>LEASE RATE</b>	<b>\$11.00 PSF</b>
<b>ADDITIONAL RENT</b>	<b>\$3.23 PSF (Main Floor Only)</b>
<b>PRICE</b>	<b>\$2,750,000</b>
<b>PRICE/SF</b>	<b>\$124 PSF</b>

## ZONING

### M-SBP Sooke Business Park Industrial Zone

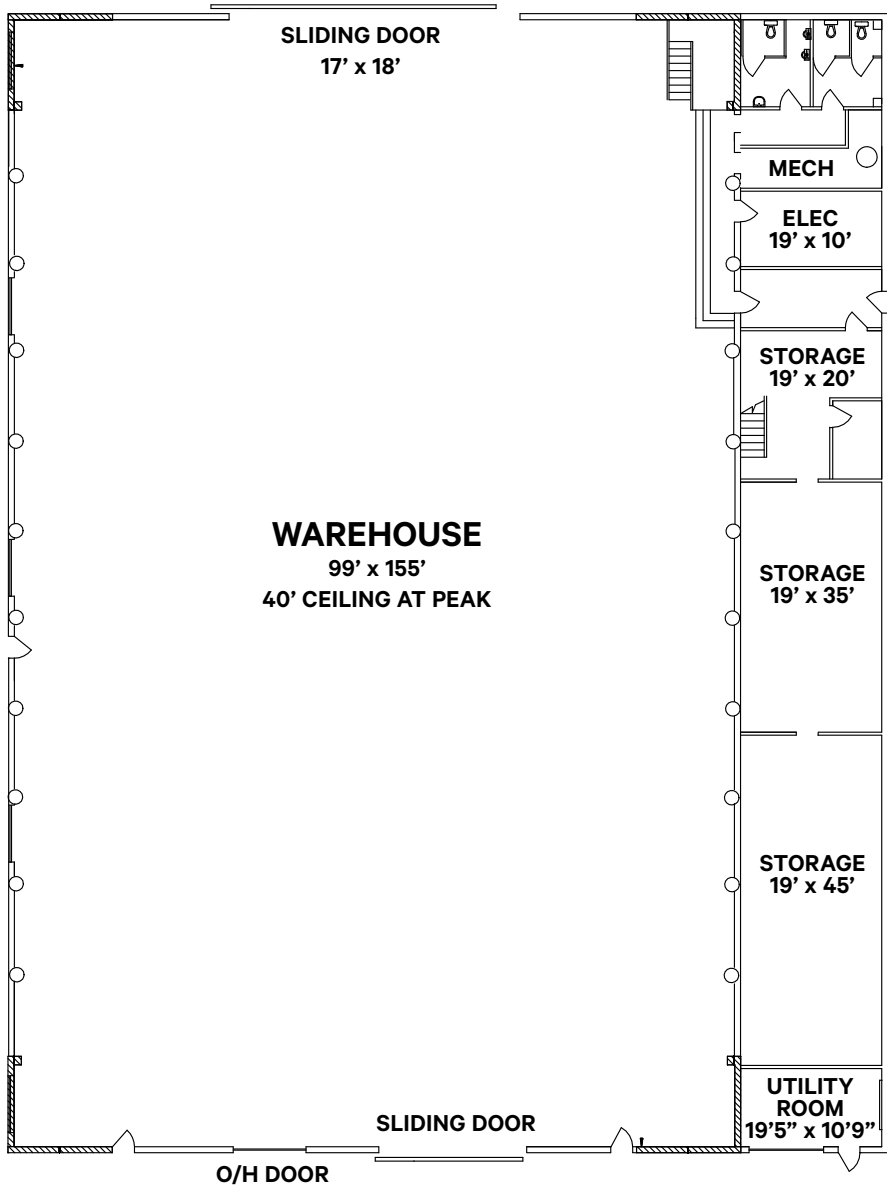
Uses permitted but not limited to:

- General Industrial Uses
- Business office and support services
- Athletic facilities
- Drive-in theatres
- Vehicle sales/rentals
- Auction rooms and places
- Unenclosed storage
- Retail sales of building and landscape supplies
- Retail sales accessory to a principal industrial use
- One dwelling unit for the use of a caretaker accessory to principal use
- Intensive agriculture -  
Medical Marijuana Production



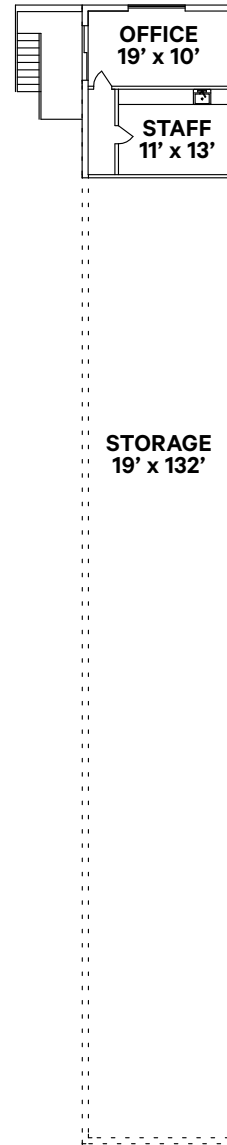
# MAIN FLOOR

18,970 SF

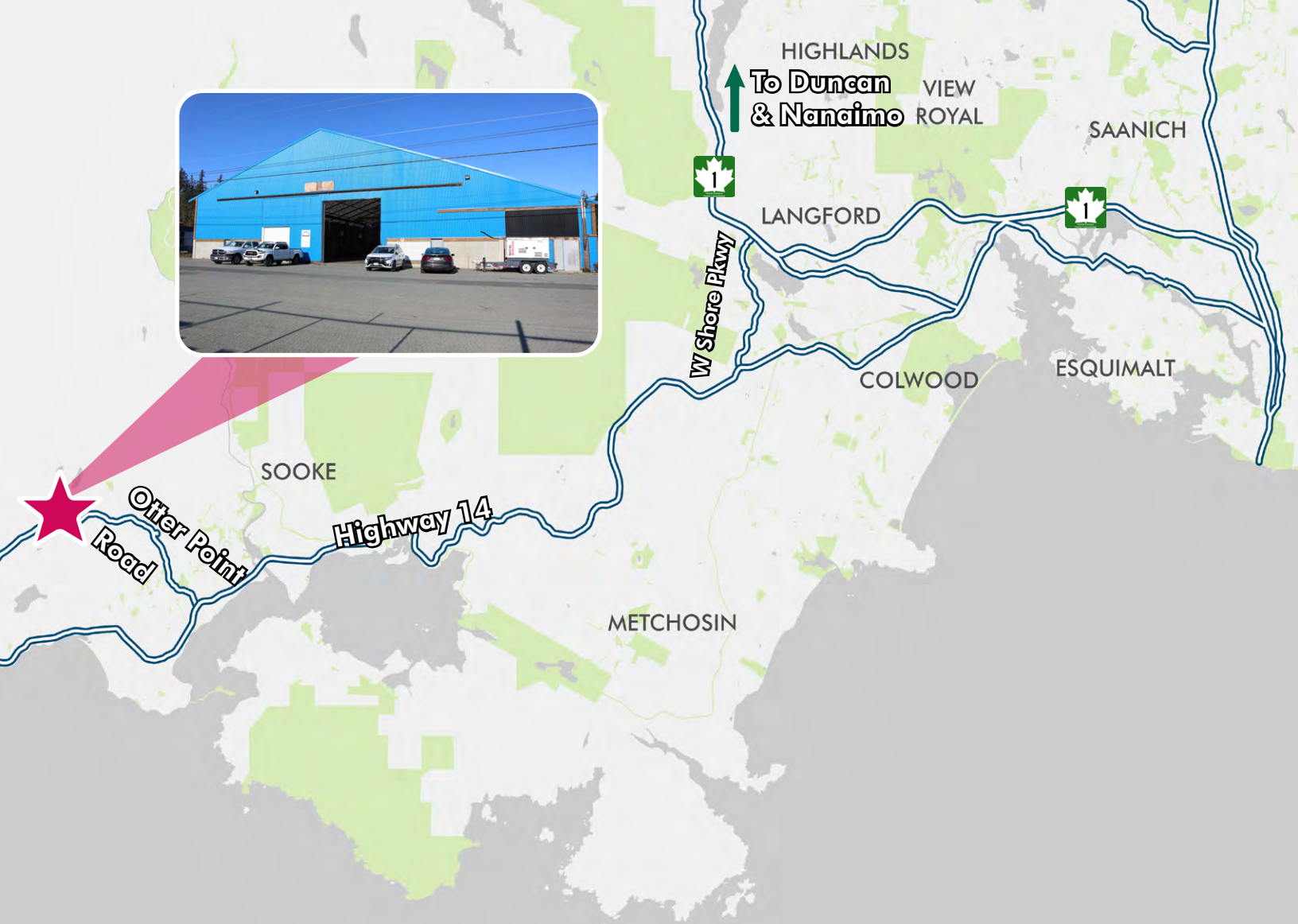


# MEZZ.

3,285 SF







**62 - 7450 BUTLER RD**  
**SOOKE, BC**

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**OWNER-OCCUPIER OPPORTUNITY**

## EXCLUSIVE ADVISORS:

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