

**FOR
LEASE**



**755
VANALMAN
AVE**

VANALMAN AVE



UNIT 1



UNIT 19

Flexible Industrial Spaces With Direct Highway Access

UNITS 1 & 19 - 755 VANALMAN AVE | SAANICH, BC



THE OPPORTUNITY

CBRE is pleased to present two industrial units for lease at 755 Vanalman Avenue near Commerce Circle in Saanich. Unit 1 is 3,260 SF, and Unit 19 is 2,571 SF, both including mezzanine space. M - 3 Industrial Park Zoning 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 Swartz Bay Terminal.

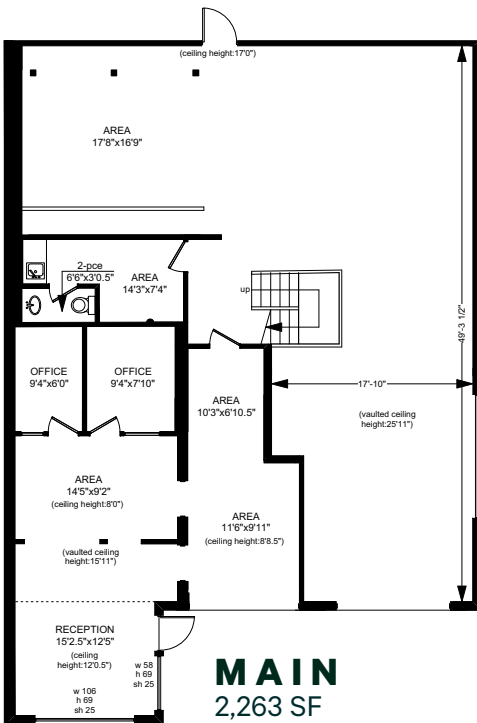
DETAILS - UNIT 1 - 755 VANALMAN AVE

Unit Size:	Main: 2,263 SF Mezz: 997 SF Total: 3,260 SF
Ceiling:	26' Ceiling Clear Heights in Warehouse
Power:	225 Amp, 3 Phase Power
Heating:	Forced Air in Warehouse, Baseboard in Office
Loading:	Two 12' x 10' Overhead Doors
Parking:	Up to 7 Dedicated Stalls (3 Extra Long)
Availability:	March 1, 2024
Additional Rent:	\$6.50 PSF (Approx.)

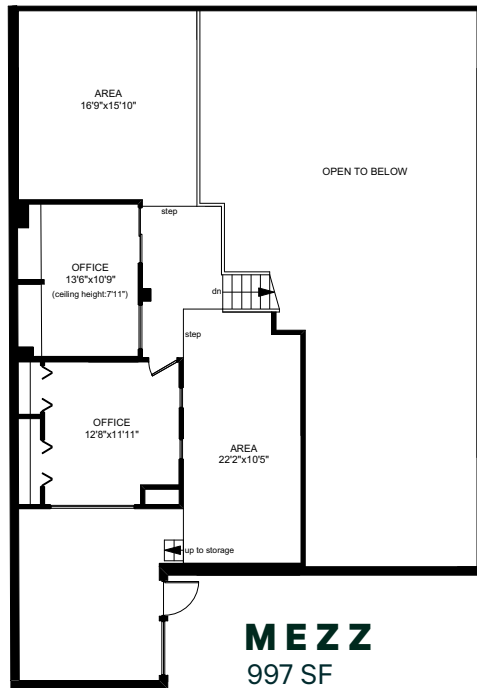
LEASE RATE: \$21.00 PSF

HIGHLIGHTS

- 2,263 SF on the main floor
- 997 SF on the mezzanine
- 26' ft ceiling clear heights in the warehouse
- 225 amp , 3 phase power
- Two 12' x 10' Overhead roll up doors
- Fully built out office/showroom
- Up to 7 dedicated parking stalls, 3 of which are extra long
- Signage available on the building and podium.
- Two-piece bathroom
- Electric forced air heaters in the warehouse, baseboard heating in the office
- Window Air conditioning units



MAIN
2,263 SF



MEZZ
997 SF



EXTERIOR



RECEPTION



WAREHOUSE

ZONING

Zoning:

M-3 Industrial Park Zone

Permitted Uses:

(Including, but not limited to)

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

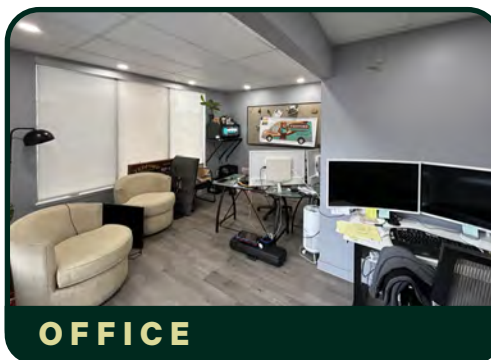
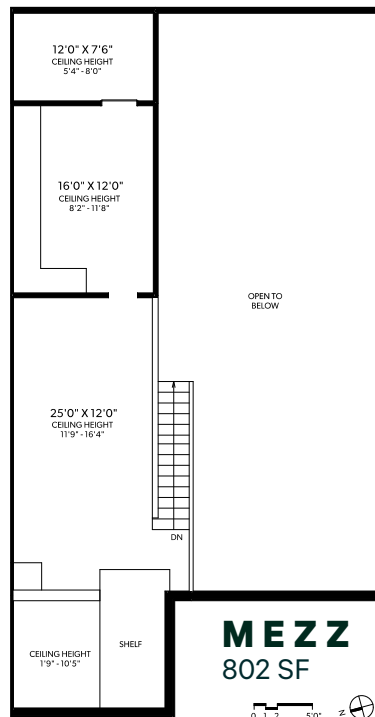
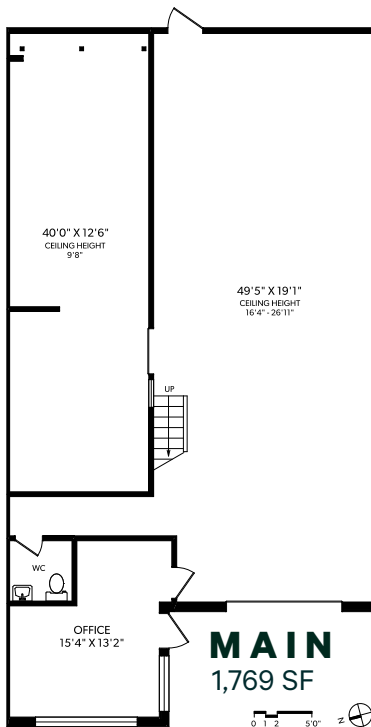
DETAILS - UNIT 19 - 755 VANALMAN AVE

Unit Size:	Main: 1,769 SF Mezz: 802 SF Total: 2,571 SF
Ceiling:	26' Ceiling Clear Heights in Warehouse
Power:	225 Amp, 3 Phase Power
Heating:	Electric Forced Air in Warehouse
Loading:	12' x 10' Overhead Door
Parking:	3 Dedicated Stalls
Availability:	Immediately
Additional Rent:	\$6.50 PSF (Approx.)

LEASE RATE: \$21.00 PSF

HIGHLIGHTS

- 1,769 SF on the main floor
- 802 SF on the mezzanine
- 26' ft ceiling clear heights in the warehouse
- 225 amp, 3 phase power
- 12' x 10' Overhead roll up door
- Fully built out office
- 3 dedicated parking stalls
- Signage available on the building and podium
- Two-piece bathroom
- Electric forced air heaters in the warehouse



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EXCLUSIVE ADVISOR:

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

Chris Rust
Personal Real Estate Corporation
Senior Vice President
250 386 0005
chris.rust@cbre.com



www.cbre.ca
www.cbrevictoria.com

CBRE LIMITED 1026 FORT STREET | VICTORIA, BC V8V 3K4 | WWW.CBREVICTORIA.COM

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