

For Lease

INDUSTRIAL
LAND

LOT 16
7450 BUTLER RD
SOOKE, BC

BUTLER RD

LOT 16



THE OPPORTUNITY

The CBRE Victoria Investment Properties Group is pleased to present the opportunity to lease an industrial lot in the Sooke Business Park located at 7450 Butler Road. Lot 16 is 10,764 SF of fenced and secured industrial land. 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 all of the surrounding Westshore municipalities.

- ✓ 10,764 SF of industrial zoned land
- ✓ Fenced and secured perimeter
- ✓ Lot is clear and flat, ready for use
- ✓ Ideal for outdoor storage/parking
- ✓ Excellent access to the rapidly expanding West Shore communities of Greater Victoria
- ✓ Hwy 14 improvements underway to reduce commute times

PROPERTY DETAILS

Civic Address	7450 Butler Road Sooke, BC
Legal Address	Lot A Plan VIP89031 Section 16 Land District 42 Except Plan VIS7096 (PHASE 1)
Zoning	M-SBP Sooke Business Park Industrial Zone
Lot Size	10,764 SF
Availability	Immediately
Lease Rate	\$2,500/Month + Property Taxes (\$254.67/Month in 2023)





BUTLER RD

ZONING

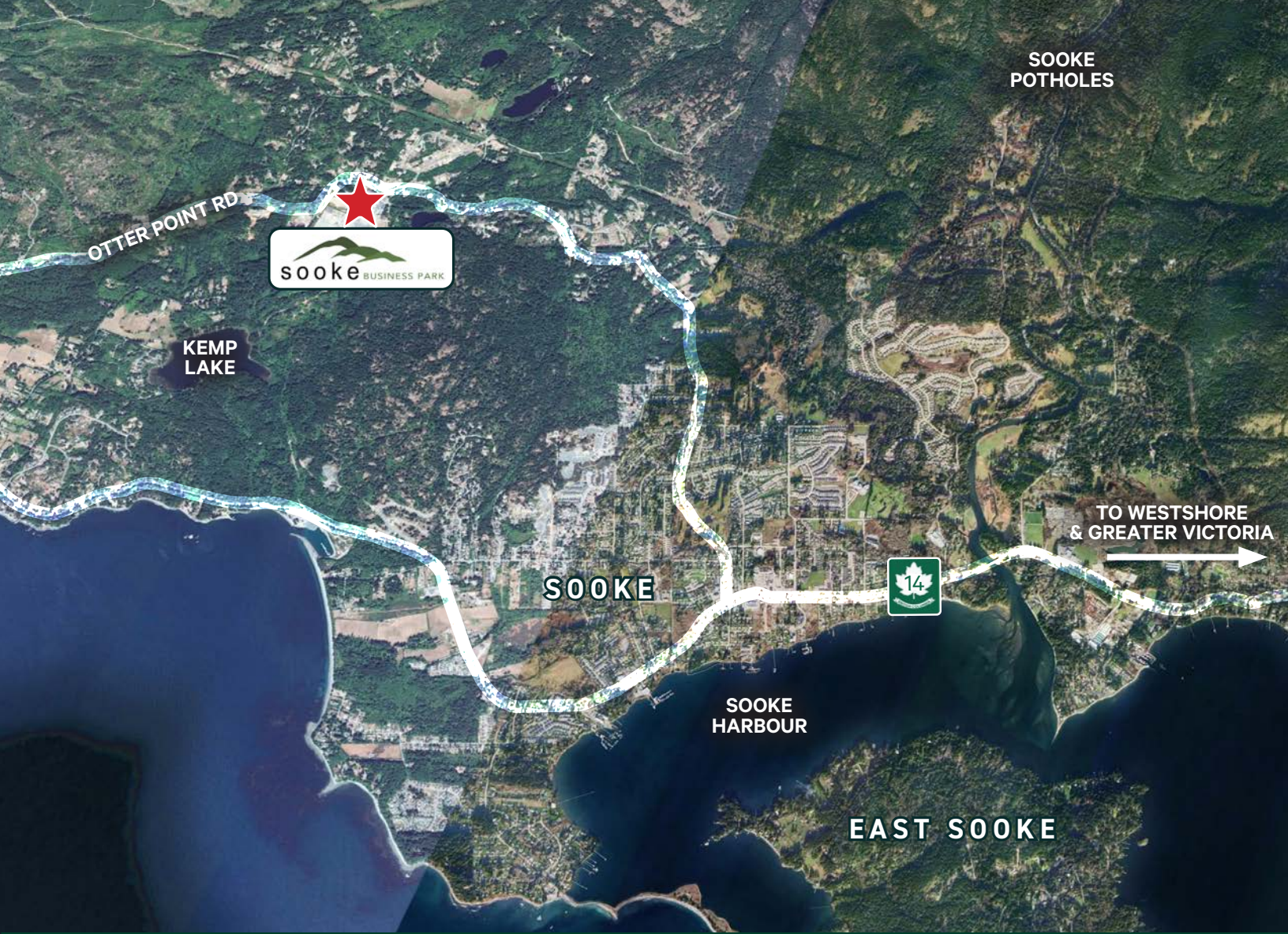
M-SBP Sooke Business Park Industrial Zone

Uses permitted but not limited to:

- ✓ General Industrial Uses
- ✓ Athletic facilities
- ✓ Vehicle sales/rentals
- ✓ Auction rooms and places
- ✓ Unenclosed storage
- ✓ Retail building/landscape supplies
- ✓ Accessory retail sales
- ✓ One dwelling unit for the use of a caretaker accessory to principal use
- ✓ Intensive agriculture -
Medical Marijuana Production



Sooke Business Park, is a thriving commercial development that offers a range of opportunities for businesses. The park's comprehensive zoning attracts a diverse range of industries, including manufacturing, warehousing, agriculture and technology. The surrounding natural beauty of Sooke, with its stunning coastline and lush forests, creates a pleasant and inspiring environment for both employees and clients.



Northwest of Victoria, along the southwestern coast of Vancouver Island, lies the communities of Sooke. Linked by Highway 14, this growing community is known for its rugged coastlines, tall trees and unspoiled natural beauty. The town of Sooke is located just 40 minutes outside of Victoria and is even accessible by bike along the Galloping Goose Regional Trail. From local artisans, cafes and extensive parks and hiking trails, Sooke is a popular seaside getaway with developing industry.

For Lease | Industrial Land | Sooke Business Park

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