

FOR LEASE

Centrally Located 4,832 SF Industrial Opportunity

2817 QUESNEL STREET
VICTORIA, BC

REDUCED RATE!



THE OFFERING

CBRE Limited is pleased to present the opportunity to lease 2817 Quesnel Street in Victoria, BC. This 4,832 SF industrial strata unit features grade level loading, 5 reserved parking stalls on-site, gas overhead heat, 2 HVAC units, significant venting, compressed air lines, an open kitchen, and 18' ceiling heights. Operators will benefit from rare proximity to the city core, comprehensive M-2-NQ zoning, and direct vehicular access to both HWY 1 & HWY 17.

2817 QUESNEL STREET - SALIENT DETAILS

Municipal Address:	2817 Quesnel Street Victoria, BC V8T 4K2
PID:	017-974-721
Unit Size:	Main: 3,605 SF (As per Strata Plan) Mezzanine: 1,227 SF Total: 4,832 SF
Construction:	Concrete
Ceiling Heights	17'-18'
Loading:	Electric Overhead Door 14' x 10'
Parking:	5 Reserved Surface Stalls On Site
Electrical:	2 x 200 Amp 3 Phase
Heating:	Gas Overhead Heat + 2 HVAC Units
Zoning:	Nanaimo Quesnel Service District (M-2-NQ)
Availability:	May 1st, 2024
Lease Rate:	\$20.00 PSF \$18.00 PSF
Additional Rent:	\$5.96 PSF



FRONT OF UNIT / PARKING



RECEPTION



RECEPTION



PRIVATE OFFICE



LOADING AREA

HIGHLIGHTS

- Large 4,832 SF industrial unit
- Reception, open kitchen, 4 private offices, IT room
- 5 reserved parking stalls on-site
- 14'x 10' overhead loading door
- 2 x 200 amp 3-phase power
- Gas overhead heat + 2 HVAC units
- Exhaust venting
- Distributed compressed air lines
- Central location to all of Greater Victoria
- Direct vehicular access to HWY 1 & 17

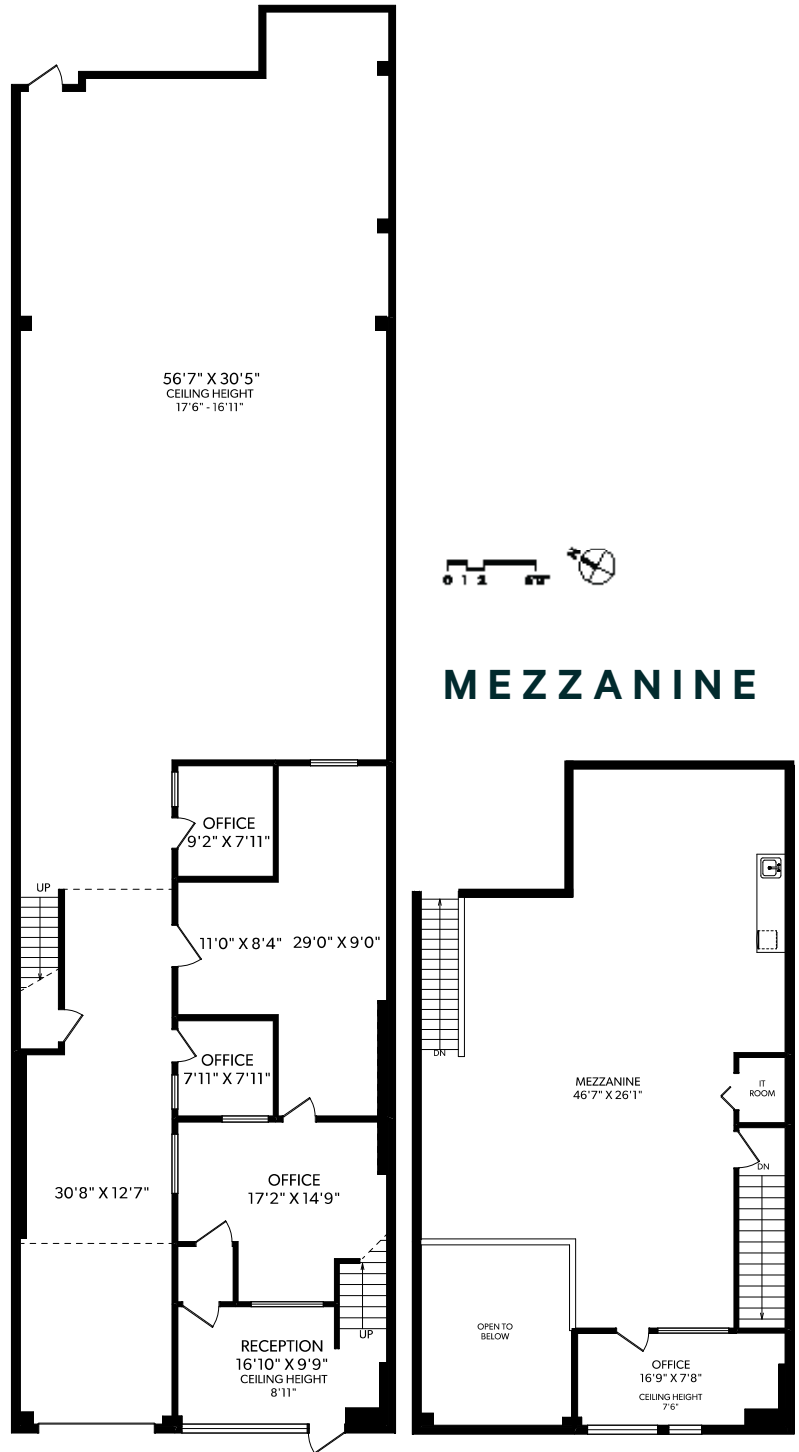
ZONING

Nanaimo Quesnel Service District
(M-2-NQ)

Permitted uses include,
but are not limited to:

- Light industrial including manufacturing, processing, assembly, testing, servicing, repair
- Drycleaners
- Garages
- Clubs
- Carpet cleaning
- Storage
- Printing / publishing
- Wholesale
- Mail order business
- Vehicle sales, rental, washing
- And many more...

MAIN FLOOR



MAIN FLOOR WORK SPACE



MAIN FLOOR FROM MEZZ



MEZZANINE SPACE

FOR LEASE

Downtown Victoria



**2817 QUESNEL STREET
VICTORIA, BC**

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EXCLUSIVE ADVISORS:

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