

**FOR SALE**

**CBRE**

# 19,483 SF Industrial Investment Opportunity

*Located Minutes From Downtown Victoria  
in the Esquimalt Industrial Park*

**103-808 Viewfield Rd | Esquimalt, BC**



# The Offering

CBRE Victoria is pleased to present the opportunity to purchase a 19,483 SF industrial strata unit centrally located in the Esquimalt Industrial Park at 808 Viewfield Road. Unit 103 features quality tilt up concrete construction, 30 foot clear heights, 400 amp service and full HVAC. The +/- 7,300 SF limited common property yard area provides 13 parking stalls and loading, with an additional 40+ parking stalls available after business hours. The unit is currently tenanted by Flying Squirrel Trampoline Park providing an excellent investment opportunity with future owner-occupier potential.

- + 19,483 SF of building area plus structural mezzanine
- + Quality tilt-up concrete construction
- + 30 foot clear heights and 4 dock level loading bays (currently inactive)
- + 400 amp service and full HVAC
- + 7,300 SF of LCP yard area which includes 13 parking stalls and access to loading bays
- + Access to additional 40+ parking stalls in LCP SL1 & LCP SL2 after business hours
- + Central location in the Esquimalt Industrial Park provides opportunity to service all of Greater Victoria

## Details

### Legal Description

### PID

### Building Size

### Yard Area

### Zoning

### Tenancy

### Construction

### Clear Heights

### Electrical

### Parking

### Year Built

### Zoning

### Property Taxes

## Unit 103 - 808 Viewfield Road / Esquimalt, BC

STRATA LOT 3, PLAN EPS5862, SECTION 11, ESQUIMALT LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

031-485-154

19,483 SF + Structural Mezz

+/- 7,300 SF of LCP Yard Area (Consists of parking/loading)

I1 - Light Industrial Zone

Contact Agents for Tenancy Details

Tilt-up Concrete

+/- 30 Feet

400-amp

LCP SL3 (13 Stalls In Front of Unit) + Access to LCP SL1/SL2 (5pm-8am)

1995

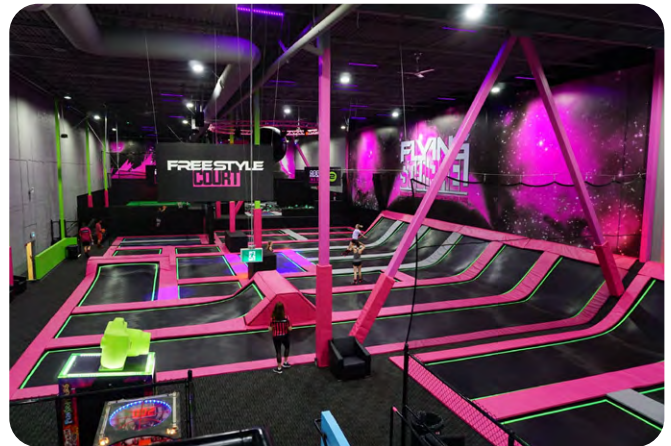
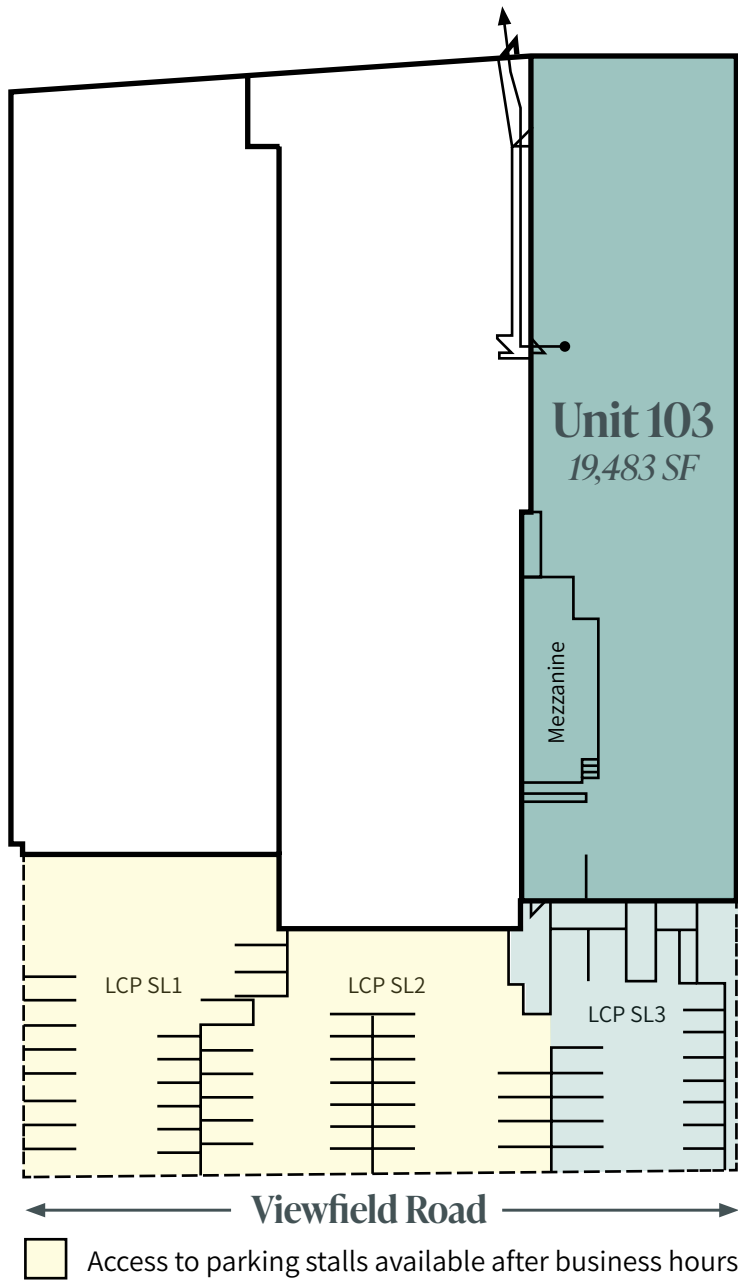
I1 Light Industrial Zone

\$81,324.29 (2024)

**Price: \$7,250,000**



# Site Plan



## I1 Light Industrial Zone

Uses permitted, but not limited to:

- Arts and film studio
- Auction
- Auto servicing / body shop
- Beverage manufacturing
- Building supply / lumber yard
- Business / professional office
- Car wash
- Club house
- Cold storage plant
- Commercial laundry
- Fitness centre
- Food prep
- Laboratory / clinic
- Light manufacturing
- Personal service
- Printing / publishing
- Repair shop
- Research establishment
- Restaurant
- Trade contractor
- Transportation / trucking
- Veterinary clinic
- Warehouse sales / storage
- Wholesaling

**FOR SALE**



**Price: \$7,250,000**

**CBRE**

**EXCLUSIVE ADVISORS:**

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