

For Lease

Warehouse with Ample Parking Fronting Cobble Hill Road

1550 Thain Road / Cobble Hill, BC

CBRE



The Opportunity

CBRE is pleased to present the opportunity to lease a 2,731 square foot industrial space in a well-maintained building along Cobble Hill Road. The unit consists of 1,695 square feet on the main floor, with 1,036 square feet on the mezzanine. The unit is currently built out with a showroom, 2 offices and a workshop in the rear, however the existing improvements can be removed to create an open workspace. Tenant inducements are available to qualified tenants.

Details

Unit Size	2,731 SF
Zoning	I-1C (Light Industrial)
Electrical	200 amp 3-phase
Loading	12' x 12' Grade Level Door
Parking	Ample Parking Beside Unit
Lease Rate	\$17.00 PSF
Additional Rent	\$6.65 NNN (Utilities Included)
Availability	Immediately

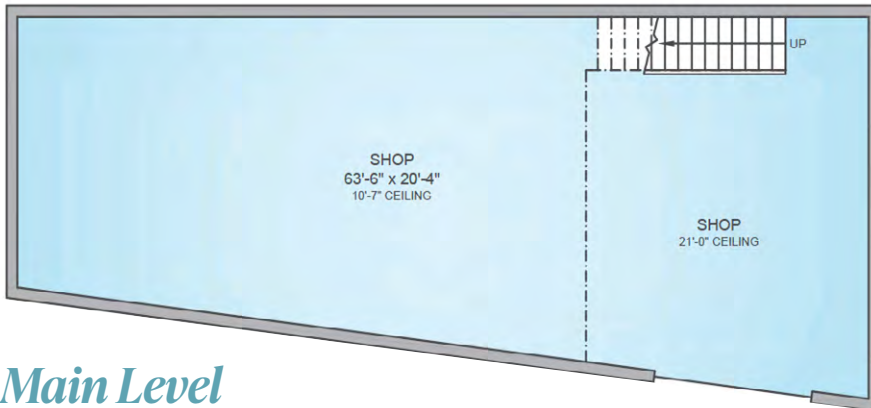
Unit 1 - 1550 Thain Road

- 3 minutes from Trans Canada Highway 1
- Exceptional frontage and access via Cobble Hill Rd
- Building signage opportunity
- Ample parking beside the unit
- 200-amp 3 phase power supply
- 12'x12' grade level loading door
- 10'7" clear height below the mezzanine,
- 9' clear height above
- 21'02" full clear height near loading door
- Full of natural light

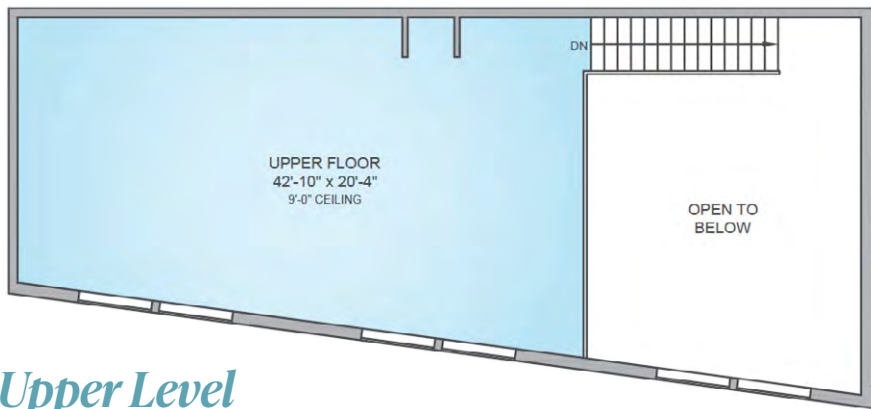


Floor Plan

*Plans are as built and do not reflect current improvements



Main Level
1,695 SF



Upper Level
1,036 SF

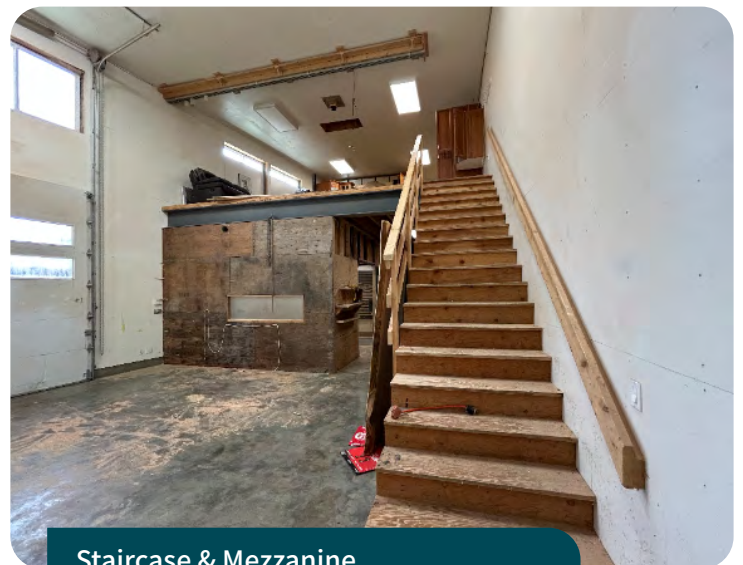
I-1C Zone Permitted Uses

Include, but are not limited to:

- Contractors workshop, yard and storage
- Manufacturing
- Equipment rentals, sales, repair and storage
- Gardening and landscape supplies and sales
- Modular pre-fabricated homes truss and structure manufacturing
- Warehouse
- Welding Shop



Main Level Warehouse / Workshop



Staircase & Mezzanine

For Lease

COBBLE HILL

MILL BAY

SAANICH



Unit 1 - 1550 Thain Road | Cobble Hill, BC

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