

FOR LEASE

TWO INDUSTRIAL SPACES WITH AMPLE PARKING AVAILABLE

LOCATED IN THE ESQUIMALT INDUSTRIAL PARK

785 LAMPSON STREET | ESQUIMALT, BC



CBRE

THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to lease two industrial spaces located in the heart of the Esquimalt Industrial Park. One unit is 4,402 square feet, comprised of a mix of office and industrial/storage space. The second unit is a 1,051 square foot standalone building, featuring an enclosed shop and a covered truck maintenance area. The two units can be leased together or separately. The I-1 zoning allows for a wide range of light industrial and service commercial uses. The property also features significant yard space for extra parking, available at an additional amount. Please contact listing agents for more information.

HIGHLIGHTS

① Main Building (Lower)

- 4,402 SF of floor area
- Ceiling heights: 9'2" - 9'5"
- 8'x10' grade level loading door
- Electric heating
- Includes a washer/dryer and shower

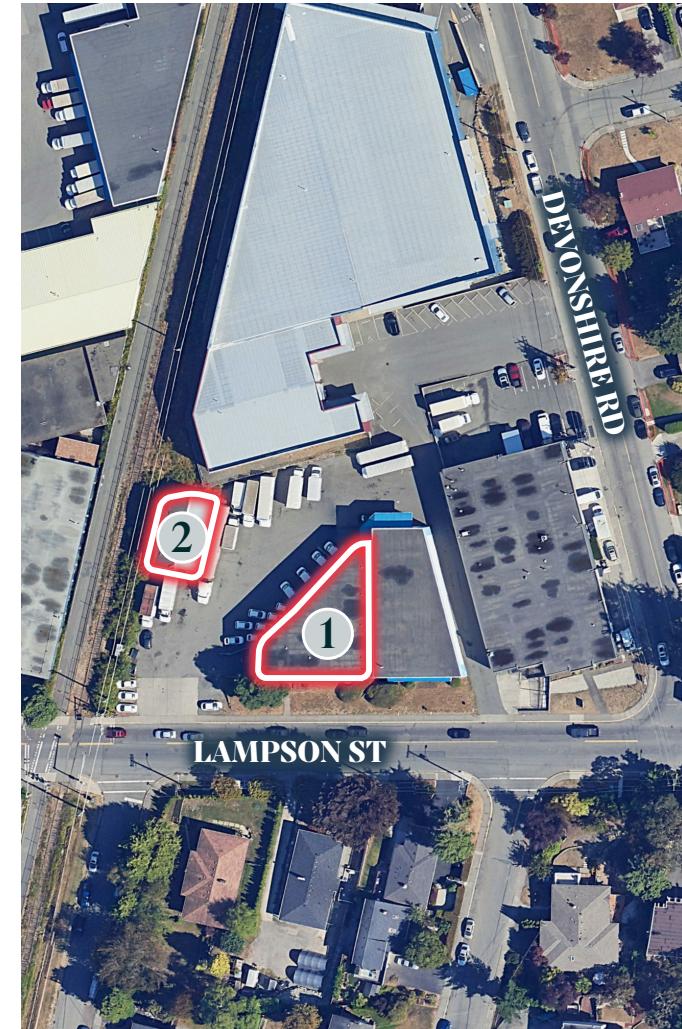
DETAILS

Address:	785 Lampson Street
Neighbourhood:	Esquimalt
Zone Code:	I1 Light Industrial
Lease Rate:	\$15.00 PSF
Additional Rent:	Contact Agents
Availability:	Immediately

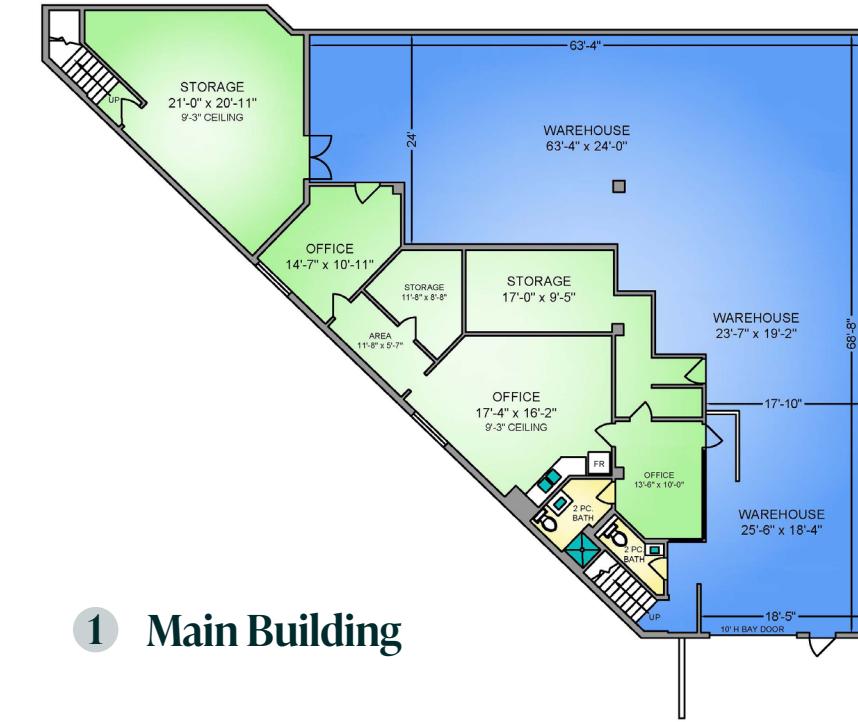
ZONING | I-1 Light Industrial

Permitted Uses - Including, but not limited to:

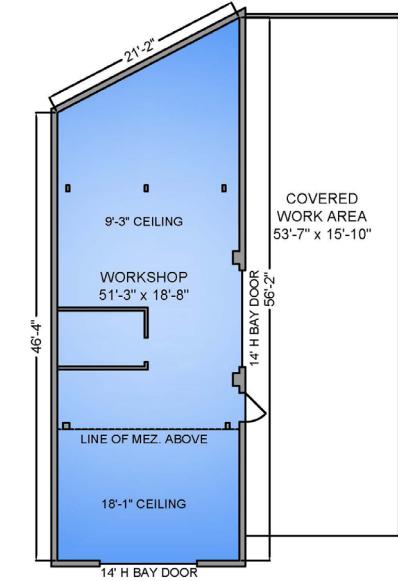
- Auto servicing and body shop
- Cold storage plant
- Commercial laundry or drycleaning
- Fitness centre
- Light manufacturing / processing
- Trade contractor establishment
- Warehousing and storage
- Wholesaling and wholesale distribution



FLOOR PLANS



① Main Building



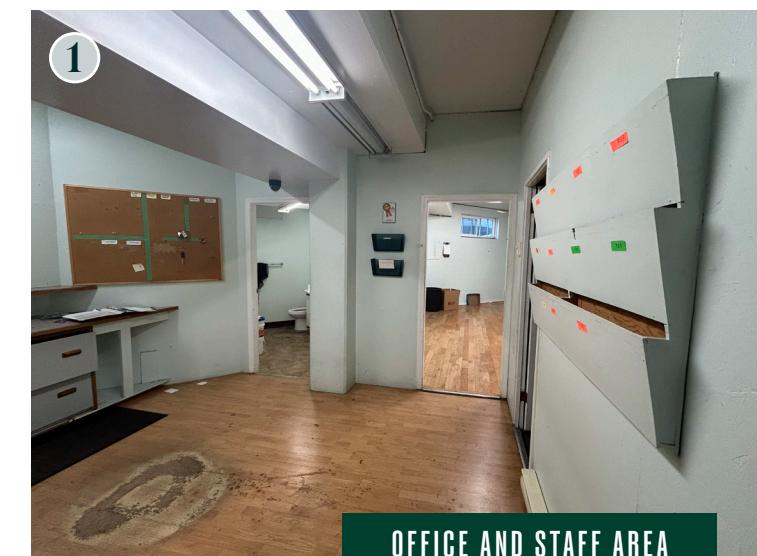
② Outbuilding



WAREHOUSE SPACE



WAREHOUSE SPACE



OFFICE AND STAFF AREA



COVERED TRUCK PARKING

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