

**PRICE
REDUCTION**



FOR SUBLEASE

511 David Street

Units C & D | Victoria, BC

5,850 SF INDUSTRIAL OPPORTUNITY IN ROCK BAY

CBRE



511 David Street

SPACE FEATURES

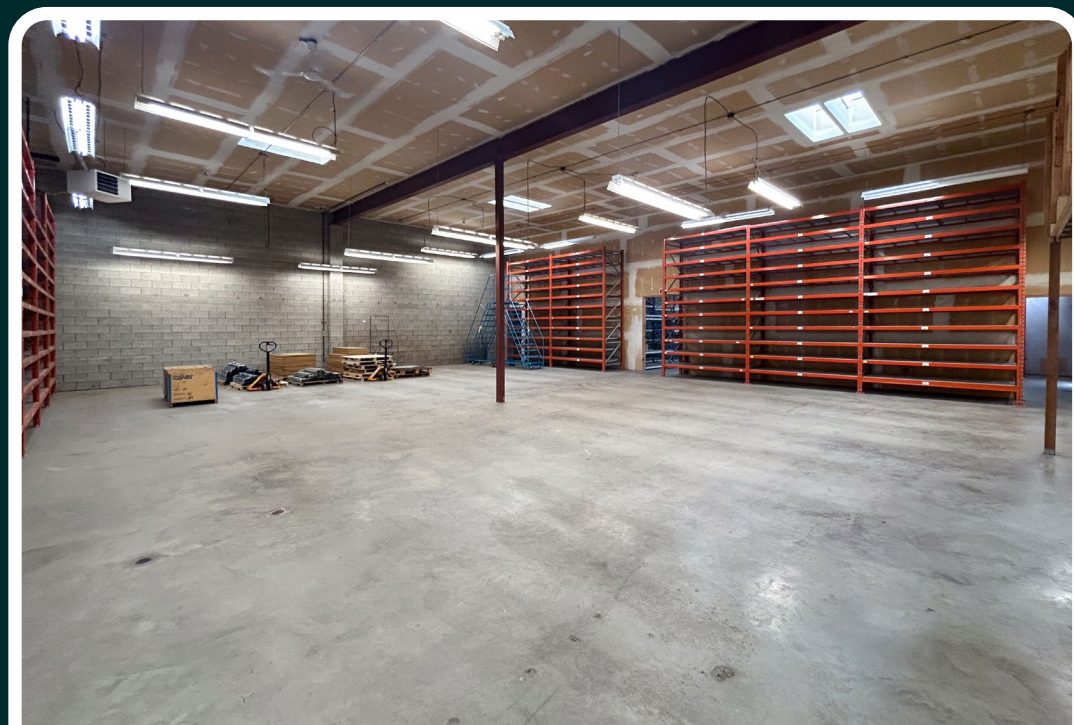
- + 5,850 SF including mezzanine
- + Reception/warehouse/3 private office on the mezzanine
- + Skylights in warehouse
- + Equipped with alarm system and cameras

\$16.00

SUBLEASE RATE PSF

\$7.50

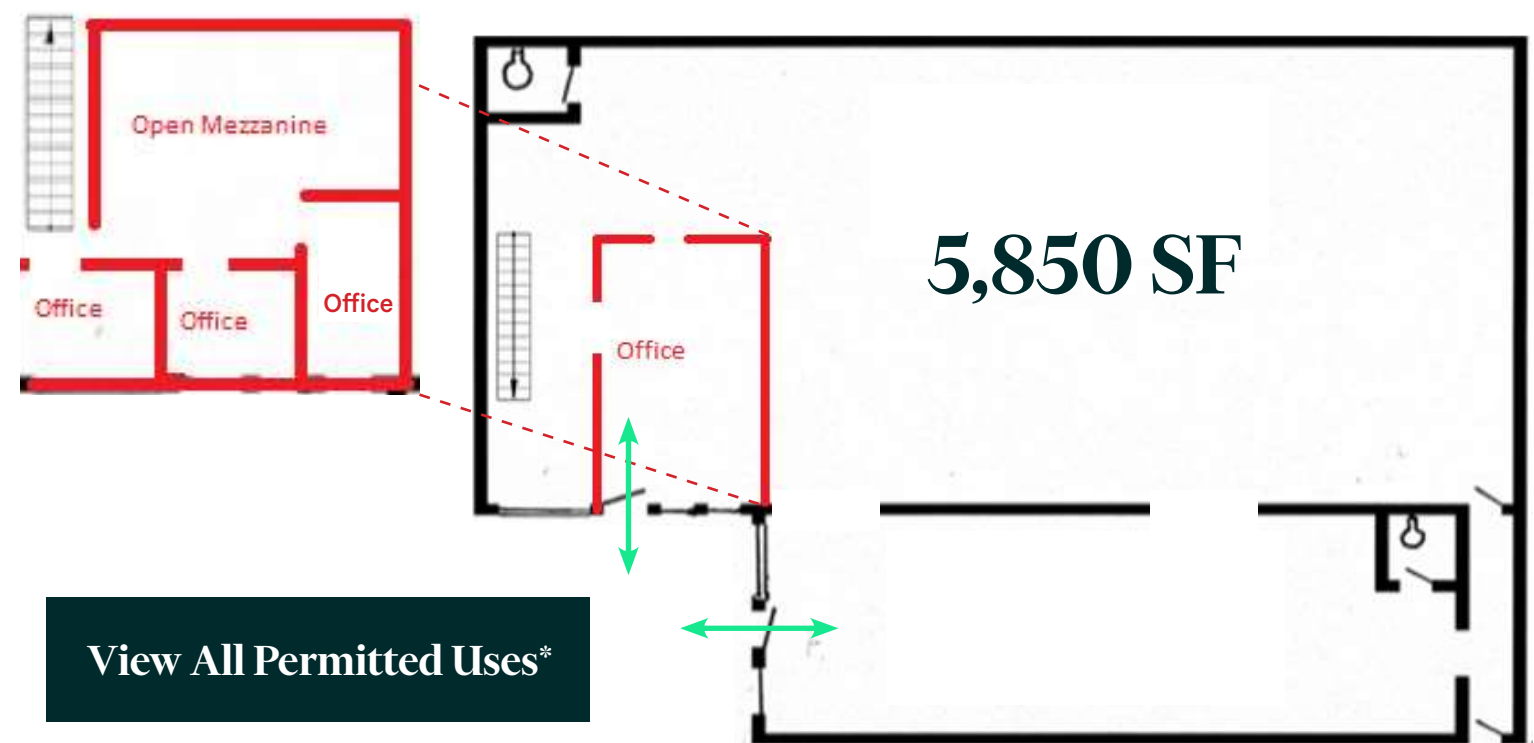
ADDITIONAL RENT PSF



Industrial | For Sublease

CBRE Victoria is pleased to present the opportunity to sublease turnkey warehouse and office space located at 511 David Street in the Rock Bay Industrial hub, just outside downtown Victoria. The premises offers 5,850 square feet across Units C and D, including 500 square feet of mezzanine space, a reception area, three offices, two washrooms, and two 8'x8' grade-level loading doors. Warehouse racking can be included. M-2 Light Industrial District zoning accommodates a broad range of business uses.

Size	5,850 SF (includes 500 SF Mezzanine)
Loading	Two 8'x8' grade level loading doors
Ceiling	18' clear heights
Power	200-amp 3 phase power
Heating	Electric baseboard in offices & overhead gas in warehouse
Parking	3 on-site surface parking stalls
Zoning	M-2 Light Industrial District
Availability	Immediately
Sublease Term	Until January 31, 2029



*End user subject to landlord approval.

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