

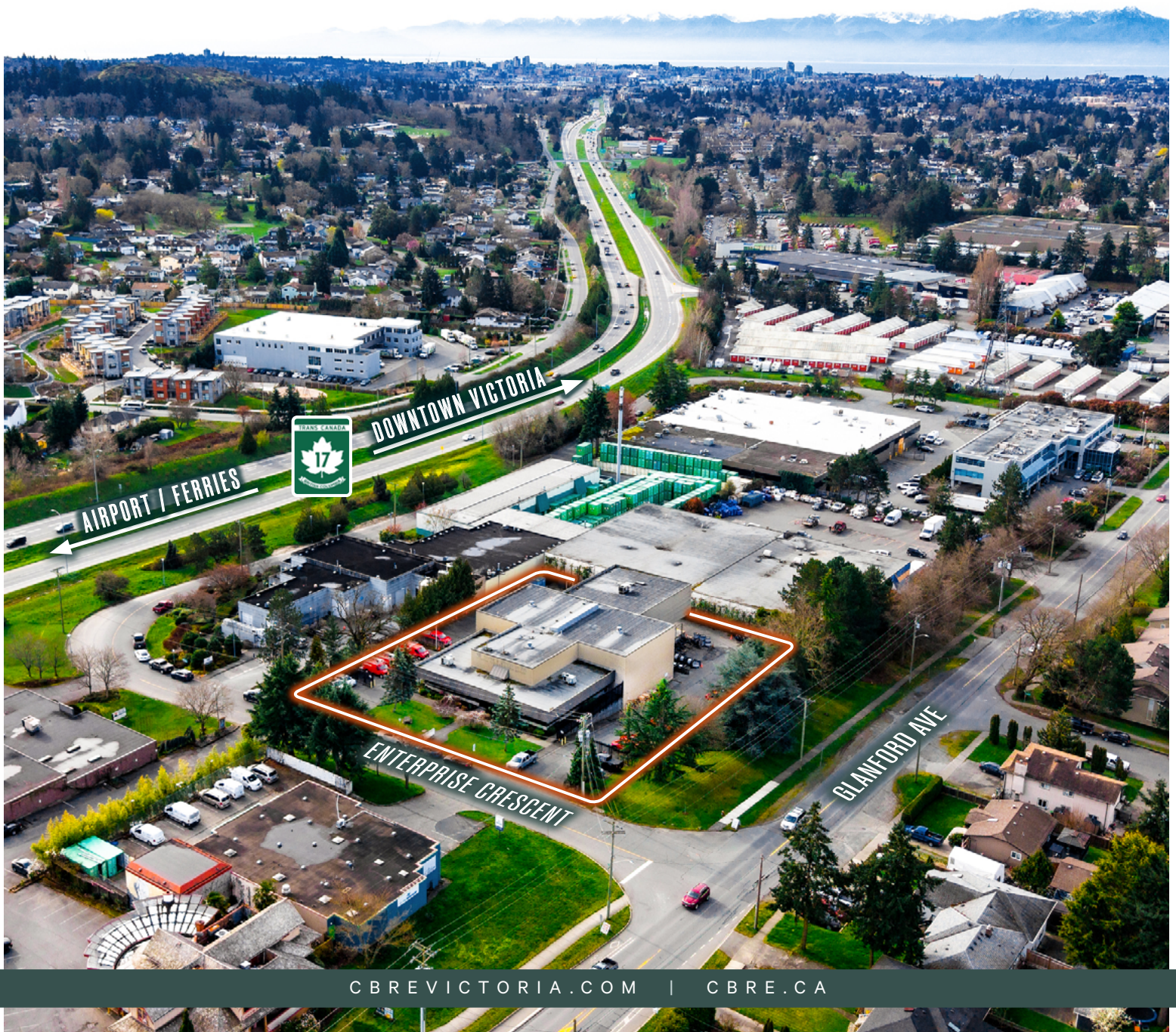
FOR LEASE

CBRE

13,493 SF INDUSTRIAL OPPORTUNITY ON 1.1 ACRES

EXCEPTIONALLY WELL-LOCATED IN COMMERCE CIRCLE

751 ENTERPRISE CRESCENT | SAANICH, BC



The Offering

CBRE Limited is pleased to offer for lease 751 Enterprise Crescent (the "Property") – an exceptionally well-located 13,493 SF industrial facility on 1.13 acres in the highly desirable Commerce Circle Business Park. The 8,709 warehouse area offers 6 loading docks with cross-deck capability and 27' 8" clear heights. The front of house offers a reception, open workspace, and 3 private offices. The additional steel mezzanine provides two additional open workspaces currently utilized as training rooms. With two access points and 44 surface parking stalls secured with an electric gate, the Property is ideal for a wide range of industrial users. Located one block from Highway 17, it provides convenient servicing to all of Greater Victoria.

Details

Building Size:	Office: 4,744 SF Warehouse: 8,709 SF Total: 13,493 SF
Land Size:	48,470 SF 1.13 Acres
Zoning:	M-3 Industrial Park Zone
Loading:	Five 10' x 12' Overhead Doors (1 Grade, 4 Dock) One 6' x 7' Dock Level Door
Clear Heights:	27'8" Clear in Warehouse
Electrical:	600 Amp 3 Phase
Heat:	Radiant Overhead in Warehouse Electric Baseboard in Office
Parking:	44 Secured Surface Parking Stalls On-Site
Security:	Fully Fenced with Electric Gate
Availability:	Immediately

751 Enterprise Crescent / Saanich, BC

Lease Rate: \$23.00 PSF
Additional Rent: Contact Agents

Highlights

- + 13,493 SF industrial facility on 1.13 acres
- + Exceptional loading with 4 dock level and 2 grade level doors
- + 27' 8" clear heights in warehouse
- + Fully fenced and paved yard with electric gating
- + 44 secured parking stalls on-site
- + Open workspace and 3 private offices in front of house
- + Steel mezzanine with 1,706 SF of additional workspace
- + 600-amp 3-phase electrical
- + Comprehensive M-3 zoning provides wide range of uses
- + Located in the highly desirable Commerce Circle business park
- + Exceptional vehicular access to Highway 17

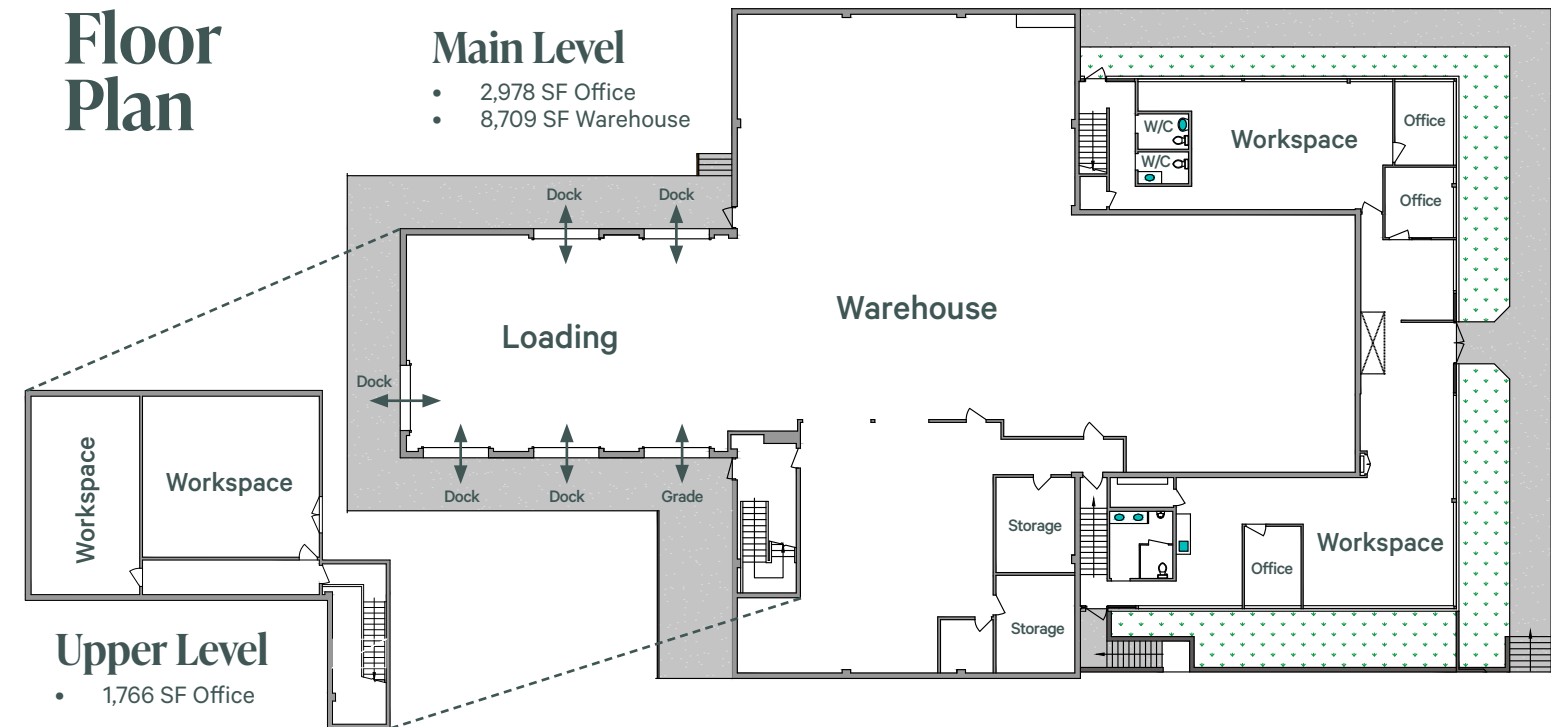
Zoning: M-3 Industrial Park

Permitted Uses (Including, but not limited to):

- Warehousing
- Wholesaling
- Retail Sales (Incidental)
- Office
- Industry
- Commercial Education
- Research
- Food Processing
- Veterinary Clinic/Hospital
- Cable Hub Site
- Rental and Repair of Household Items, Tools, Appliances, Equipment
- Beverage Container Depot



Floor Plan



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EXCLUSIVE ADVISORS:

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