

FOR SALE

INDUSTRIAL OWNER-OCCUPIER & INVESTMENT OPPORTUNITY

LOCATED IN THE ESQUIMALT INDUSTRIAL PARK

785 LAMPSON STREET | ESQUIMALT, BC



THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to purchase 785 Lampson Street, an industrial property located in the heart of the Esquimalt Industrial Park. The Property features 16,675 SF of building area across 3 buildings, all on 37,984 SF of land. There are tenants in 2 areas of the Property, leaving up to 10,291 SF of occupiable area. With 7 loading doors, up to 25' ceiling heights in the warehouse areas, and significant paved yard space for parking and loading, this is a rare opportunity to acquire a corner lot industrial property in the highly desirable Esquimalt Industrial Park, 10 minutes from Downtown Victoria.

HIGHLIGHTS

- + 16,675 SF of total building area
- + 37,984 SF high-exposure corner lot
- + 3 separate buildings (2 tenanted)
- + Up to 10,291 SF of available space for owner-occupier
- + Significant paved yard area
- + Up to 25' clear heights in warehouses
- + 7 loading doors (5 dock / 2 grade)
- + Centrally located in Esquimalt Industrial Park
- + 10 minutes from Downtown Victoria

Details

Legal Description

PID

Building Area

Additional Areas

Land Size

Zoning

Clear Heights

Loading

Electrical

Year Built

Property Taxes

785 Lampson Street

PARCEL A, LOT 21, BLOCK E, PLAN VIP195C, SECTION 10, ESQUIMALT LAND DISTRICT, (DD 48844I) OF LOTS 21 & 22

009-293-299

Total Area: 16,675 SF

Mezzanine: 1,444 SF

37,984 SF | 0.87 Acres

I-1 Light Industrial District

Various (Up to 25' in Warehouse Area)

7 Loading Doors Total

200 Amp 3 Phase

1989-1991

\$95,734 (2025)

Price: \$6,750,000





Building Area	Size	Tenancy
A	5,333 SF	Occupied
B (Upper)	5,889 SF	Available
B (Lower)	4,402 SF	Available
C	1,051 SF	Occupied
Total	16,675 SF	

ZONING

I-1 Light Industrial Zone

Permitted uses include, but are not limited to:

- Auto servicing and body shop
- Arts, film, studio production
- Building supply store
- Cold storage plant
- Commercial laundry or drycleaning
- Fitness centre
- Light manufacturing / processing
- Repair shop
- Trade contractor establishment
- Warehousing and storage
- Wholesaling and wholesale distribution

OCCUPIER OPPORTUNITY

- + Building Area B is available to occupy
- + 10,291 SF of total building area over 2 floors
- + Main warehouse is 5,889 SF with 4 dock level doors and 25' ceiling heights
- + Living space / office mezzanine on upper level
- + Lower space is 4,402 SF with a mix of office and warehouse space and 1 grade level door
- + Opportunity to occupy both levels, or occupy one level and lease the other

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