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FOR LEASE

575 Hillside Avenue

**Showroom and Warehouse
Space**

TY WHITTAKER

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FOR LEASE

575 Hillside Avenue, Victoria

LOCATION

The subject property is ideally located on the periphery of downtown Victoria in the Rock Bay industrial area. This region is ideal for service commercial and warehousing uses due to its proximity to the downtown core.

IMPROVEMENTS

The subject premises consist of a total floor area of 3,073 SF of high-ceiling warehouse. The building features include:

- > HVAC system
- > One (1) grade level loading door to warehouse
- > New lighting throughout
- > Gated secure parking lot
- > Pylon sign

ZONING

The subject property is zoned M2 (Light Industrial District). This zoning permits a wide range of uses including but not limited to: warehousing, wholesale, restaurants, breweries, schools and retail as an accessory use not to exceed 25% of the total building area.

RATES

- > Net Rent: \$15.00 PSF/annum
- > Op. Costs/Taxes: \$6.00 PSF (2018 est.)



CONTACT US

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