



Light Industrial Unit in Esquimalt

FOR LEASE | 6-744 Fairview Road, Victoria | BC

Property Features

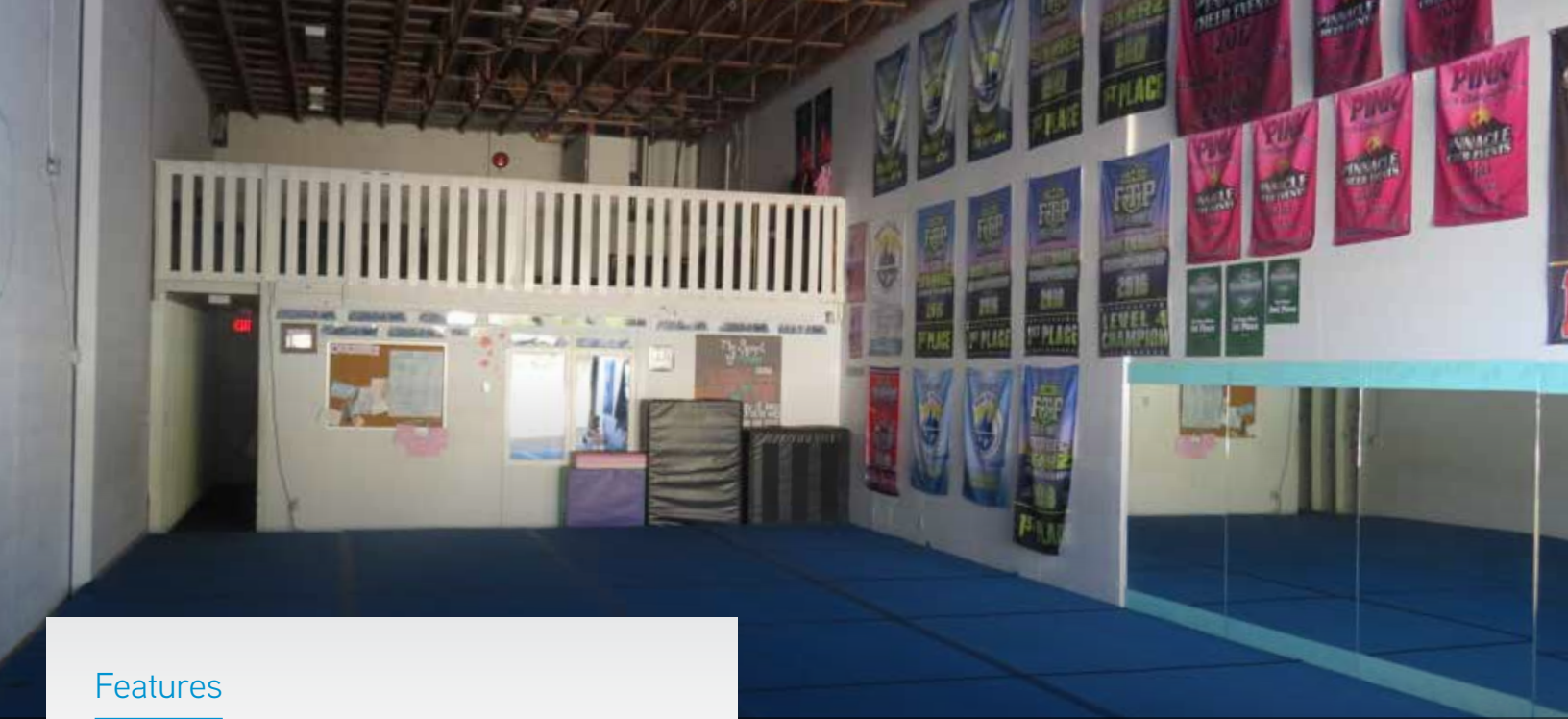
- Central location in Esquimalt, five minutes from Downtown Victoria
- Ideal for service commercial or warehouse use
- 1,896 SF high ceiling warehouse
- Zoned I-1 (light industrial)

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Features

- 18' ceiling
- One (1) large 10' x 14' grade door
- Built in office with bonus mezzanine space
- Washroom
- Gas heater
- Three (3) dedicated parking stalls plus bonus parking spaces at the rear

Location

The subject property is located in the town of Esquimalt, only 5 minutes from Victoria's downtown core, and ideal for service commercial and warehousing uses. The subject property is also within 2.5 km of CFB Esquimalt's naval base and graving dock.

Specifications

Unit Size	1,896 SF
Zoning	I-1 (Light Industrial). This zoning permits a wide range of uses including but not limited to: warehousing and storage, automobile servicing and body shop, business or professional office, club house, fitness centre, light manufacturing, and print and publishing.
Net Rental Rate	\$15.00 PSF/annum
Op. Costs & Taxes	\$5.60 PSF
Availability	September 1, 2019

