

FOR LEASE

Unit 3 - 3934 Quadra Street

19,182 SF Warehouse Space

TY WHITTAKER

Personal Real Estate Corporation
250 414 8395
ty.whittaker@colliers.com



COLLIERS INTERNATIONAL
1175 Douglas Street, Suite 1110
Victoria, BC V8W 2E1
250 388 6454
www.collierscanada.com



FOR LEASE

Unit 3 - 3934 Quadra Street, Victoria BC

LOCATION

The subject property is ideally located in the north Quadra section of Victoria just south of McKenzie on the periphery of downtown Victoria. This region is ideal for distribution and warehousing uses due to its proximity to the downtown core and provides easy access to Victoria's major traffic arteries.

IMPROVEMENTS

The subject premises consist of a total floor area of 19,182 SF. The building features include:

- > 18' ceilings in warehouse
- > One (1) grade level loading door to warehouse
- > Four (4) dock loading doors

SITE

A secure compound is provided with ample truck access ideal for distribution and warehousing. Good signage is available with the Quadra Street frontage.

ZONING

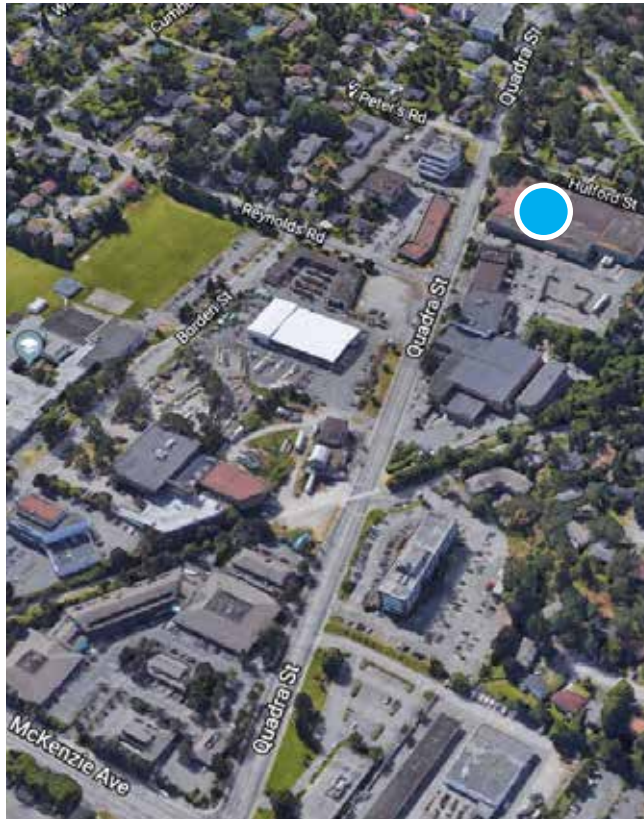
The subject property is zoned M1 (Industrial Zone). This zoning permits a wide range of industrial uses including but not limited to: warehousing, wholesale, Lumber and Building Supply, servicing testing and repair of Goods, Food Processing, Retail sales incidental to a Permitted Use.

RATES

- > Net Rent: \$14.50 PSF/annum
- > Op. Costs/Taxes: \$6.49 PSF (2018 est.)

AVAILABLE

- > March 1st, 2019



CONTACT US

TY WHITTAKER

Personal Real Estate Corporation

250 414 8395

ty.whittaker@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2018. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Brokerage Inc.



COLLIERS INTERNATIONAL

1175 Douglas Street, Suite 1110

Victoria, BC V8W 2E1

250 388 6454

www.collierscanada.com/victoria