



Colliers

Units 2 & 5 - 859 Devonshire Road | Esquimalt , BC

## FOR LEASE

# Two Light Industrial Units

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## THE OPPORTUNITY

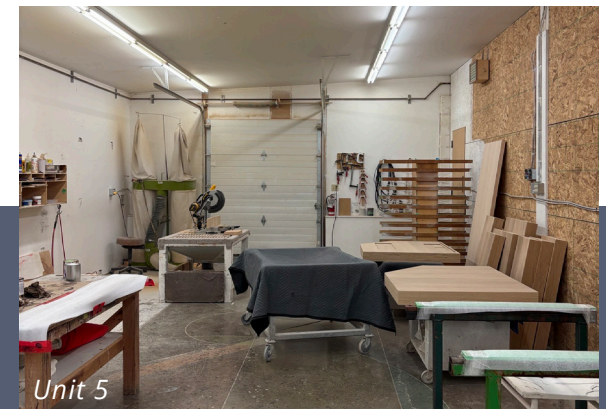
This offering represents an excellent opportunity to lease two light industrial units in a central Esquimalt location, providing flexible warehouse space suitable for a wide range of industrial and service-based users. The units can be leased together or separately.

## SALIENT FACTS

Civic Address	Unit 2 - 859 Devonshire Road, Esquimalt, BC
Unit Size	4,338 SF + 1,354 SF of bonus mezzanine space
Asking Rate	\$18.00 per square foot
Additional Rent	Est. \$7.38 per square foot
Availability	Estimated for June 1st, 2026
Loading	One 15' grade level loading door
Ceiling Height	17'8"
Heat	In-floor heat
Features	Open plan warehouse space, 15' grade loading door, washroom and bonus mezzanine space, ample power, onsite parking and a secure loading area/yard.*
Parking	4 dedicated stalls
Power	600 amps

Civic Address	Unit 5 - 859 Devonshire Road, Esquimalt, BC
Unit Size	2,642 SF
Asking Rate	\$16.00 per square foot
Additional Rent	Est. \$7.38 per square foot
Availability	Estimated for June 1st, 2026
Loading	One 9' loading door
Ceiling Height	11'
Heat	1 overhead heater
Features	Warehouse space is demised with one office, one 9' overhead door, on-site parking, second overhead door leading onto private cement patio in back of building and a secure loading area/yard*
Parking	2 dedicated stalls
Power	200 amps

*\*If both units are leased together, the Tenant would get exclusive use of the secure yard space, providing additional parking.*



## ZONING

### I1 Light Industrial

Uses include, but are not limited to: automobile servicing and body shop, beverage manufacturer, business or professional office, catering service, fitness centre, food preparation, light manufacturing, veterinary clinic and warehousing.

## LOCATION OVERVIEW

859 Devonshire Road is centrally located in the town of Esquimalt, only 7 minutes from Victoria's downtown core, 10 minutes to Saanich's Uptown area, and 10 minutes to the Westshore. This area of Esquimalt is 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. The building backs conveniently onto E&N Railway for alternative transportation route by employees.

## FEATURES



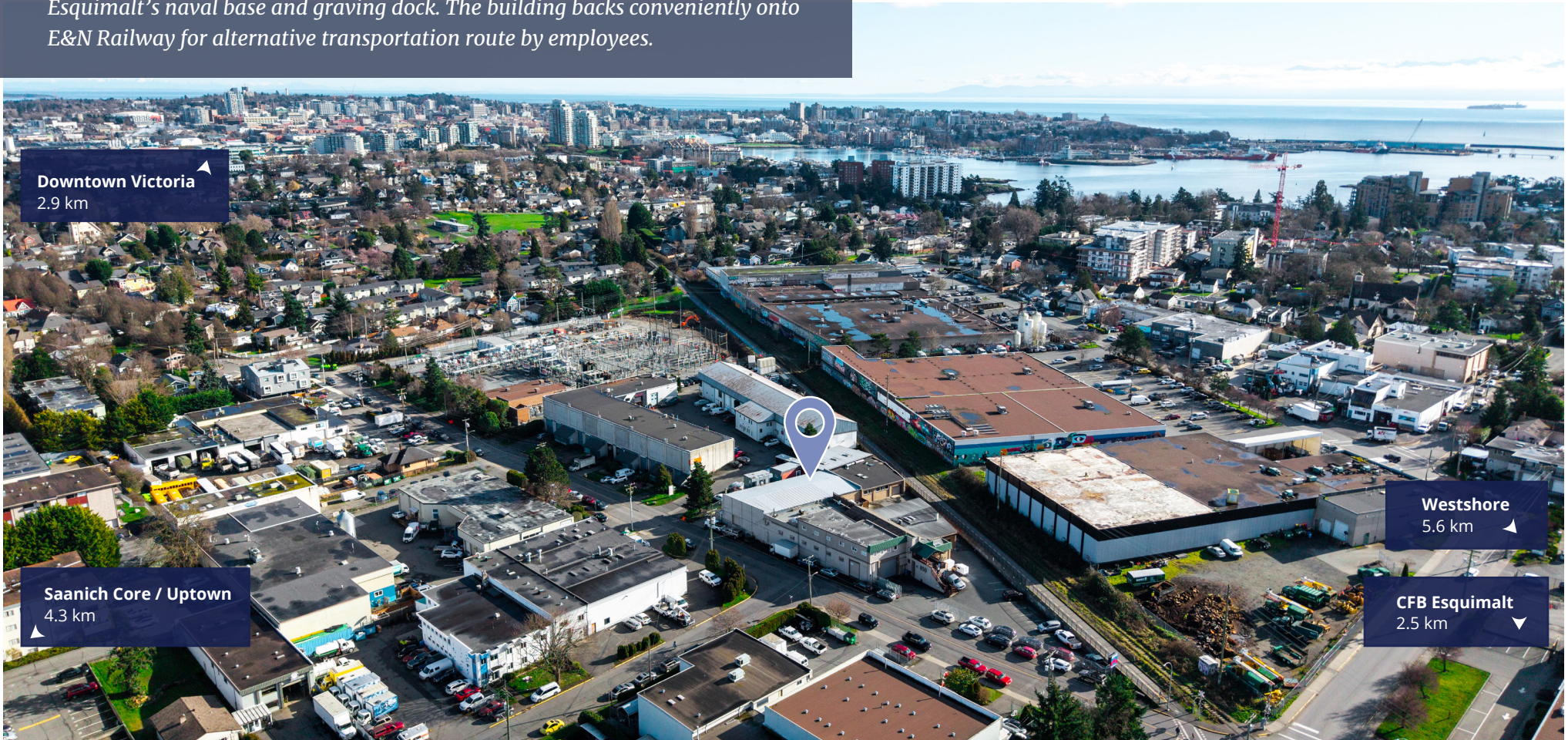
**Ceiling Height**  
17'8" clear height in unit 2



**Expansive Warehouse Space**  
Open plan spaces



**Parking**  
Onsite



**Downtown Victoria**  
2.9 km

**Saanich Core / Uptown**  
4.3 km

**Westshore**  
5.6 km

**CFB Esquimalt**  
2.5 km

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