

**AVISON
YOUNG**

For Lease

**719 Aldebury Street
Esquimalt, BC**

12,497 sf warehouse and well-appointed office space



DAVE BORNHOLD, PREC*

Senior Vice President

Managing Broker

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717 Aldebury St.

Esquimalt, BC

Salient Details

SITE AREA

15,016 sf

BUILDING SIZE

Main: 6,249 sf

Second: 6,249 sf

Total: 12,498 sf

ELECTRICAL

400 amp 3 phase

CEILING HEIGHT

18' on main level

LOADING

5 Grade level doors

PARKING

Surface parking

ZONING

I-1 Light Industrial

Arts and film studio, business and professional offices, club house, commercial instruction and education, fitness centre, food preparation, laboratory, light manufacturing, research establishment, trade contractor establishment, and more.

BASE RENT

\$21.00 per square foot

ADDITIONAL RENT

\$7.97 per square foot

The Opportunity

Avison Young is pleased to present this opportunity to lease a 12,498 square foot industrial building in the desirable Esquimalt Industrial Park, 5 minutes from Downtown Victoria.

The property benefits from a 15,016 SF parcel with ample on site parking and excellent access to 5 grade level 12'x12'loading bays.

The second floor has been demised with multiple office areas, open work space along with washroom and lunchroom facilities.

The property can be leased in conjunction with 721 Aldebury Street which when combined, totals 21,649 SF of rentable area on 27,782 SF of land.



721 Aldebury St.

Esquimalt, BC

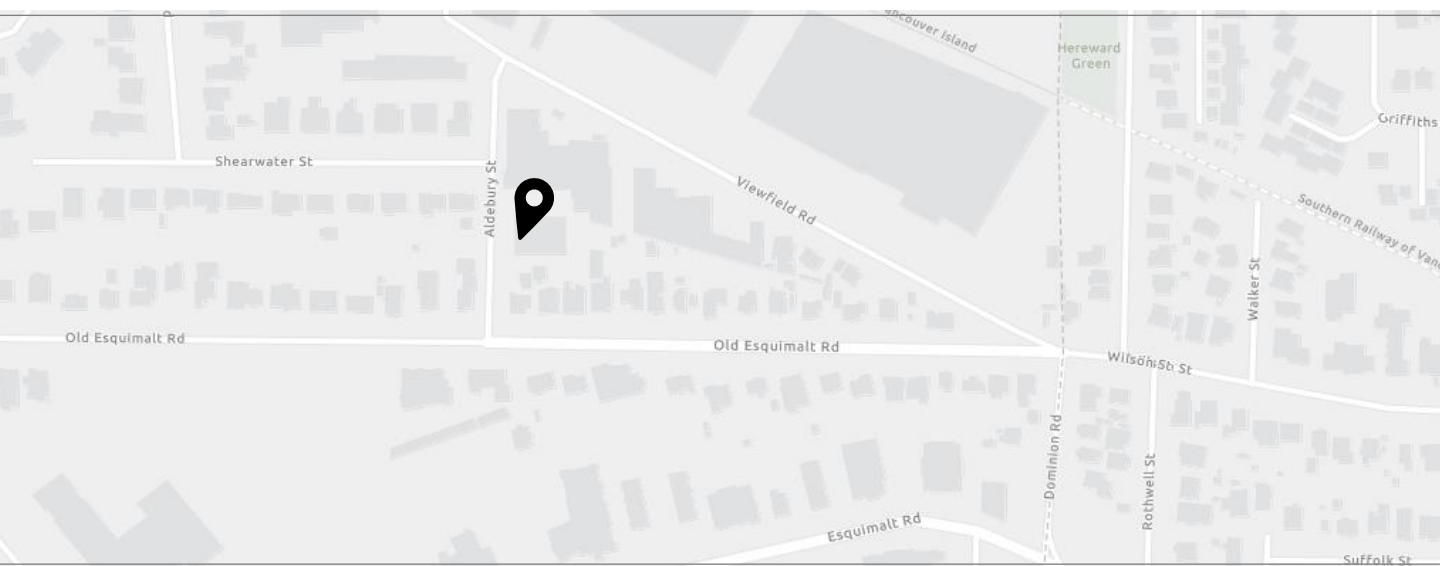
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