
**AVISON
YOUNG**

For Lease

**721 Aldebury Street
Esquimalt, BC**

9152 sf Warehouse with Updated Offices



DAVE BORNHOLD, PREC*

Senior Vice President

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721 Aldebury St.

Esquimalt, BC

Salient Details

SITE AREA

12,766 sf

BUILDING SIZE

Main: 6,080 sf
Second: 3,072 sf
Total: 9,152 sf

ELECTRICAL

600 amp 3 phase

CEILING HEIGHT

11' on main level

LOADING

2 Grade level doors

PARKING

Surface parking in secure yard

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

\$19.50 per square foot

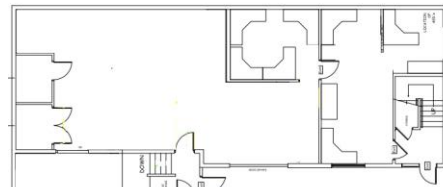
ADDITIONAL RENT

\$6.75 per square foot

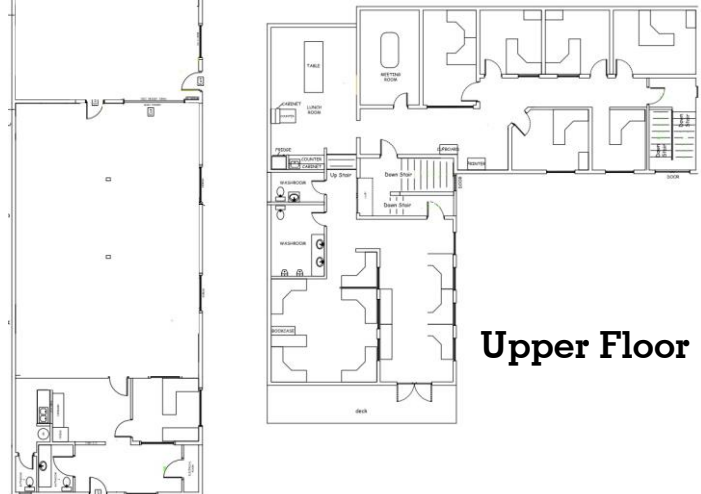
The Opportunity

Avison Young is pleased to present this opportunity to lease a 9,152 square foot industrial building in the desirable Esquimalt Industrial Park, roughly 5 minutes from Downtown Victoria.

The property benefits from gated on site parking with a total site area of 12,766 square feet. The main level is demised to accommodate light industrial uses with two main entrances and two overhead grade level loading doors. The second floor has been demised with multiple offices and open work areas along with washroom and lunchroom facilities.



Main Floor

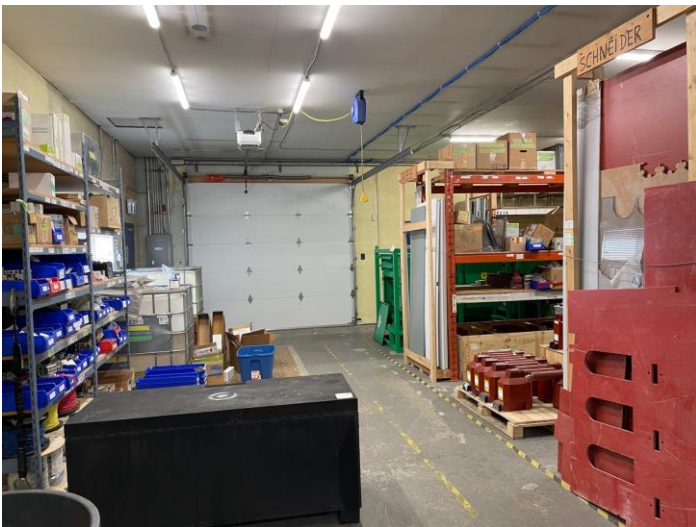


Upper Floor

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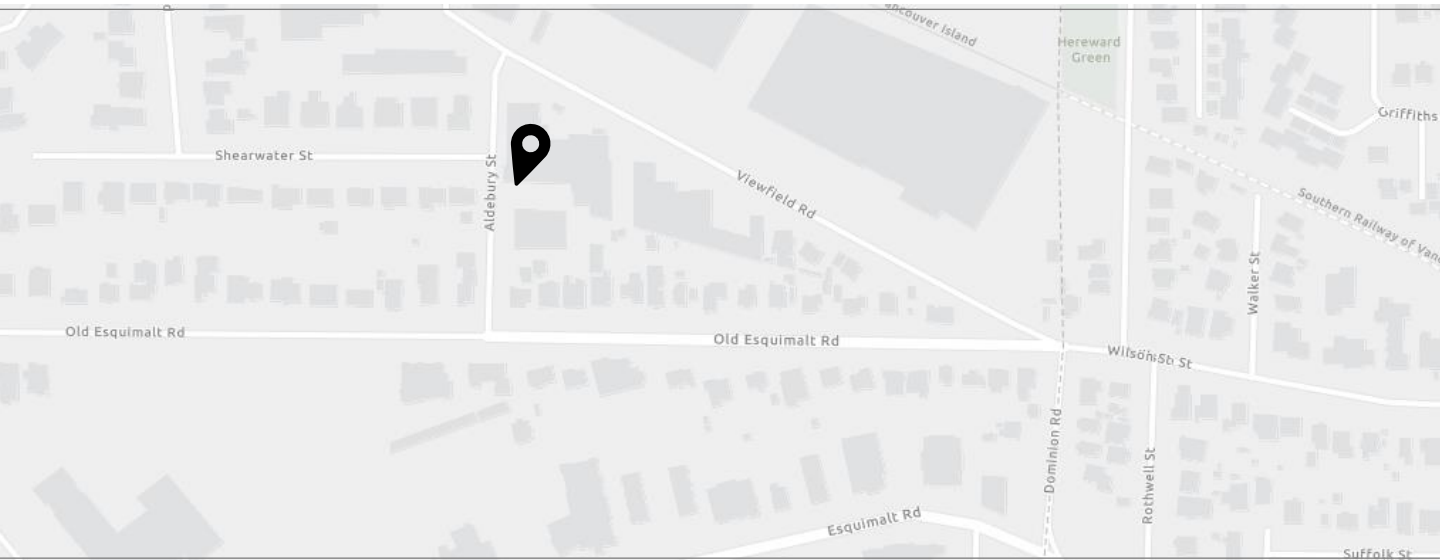


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