



Colliers

485 John Street | Victoria, B.C.

# Industrial Warehouse Unit for Sublease

*Excellent warehouse unit located in the Bay Bridge Industrial complex. Centrally located in Rock Bay providing easy access to the core of Victoria. Built out with a mix of nicely finished offices, staff kitchen and warehouse/storage space.*

## **Anna Wray**

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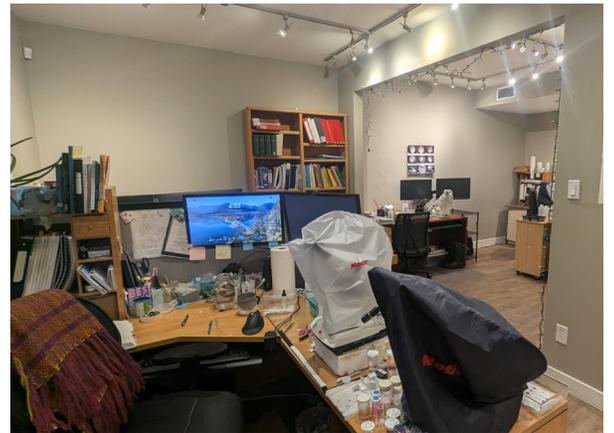
Accelerating success.



# Salient Facts

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<b>Size</b>	Main Floor - 1,120 SF
	Mezzanine - 1,187 SF
	<b>Total 2,307 SF</b>
<b>Asking Base Rent</b>	\$16.00 PSF
<b>Sublease Term</b>	Until June 29, 2030
<b>Parking</b>	Two (2) Surface Parking Stalls
<b>Loading</b>	One (1) Grade-Level Loading Door into secure yard
<b>Zoning</b>	M-3 Heavy Industrial District into Secure Yard



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