



903 Devonshire Road and #5 - 744 Fairview Road | Esquimalt, BC

## FOR LEASE

# Two Light Industrial Strata Units

Accelerating success.

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## THE OPPORTUNITY

The offering represents the opportunity to lease one or both strata industrial units at 744 Fairview Road, a highly sought-after industrial complex. Centrally located in Esquimalt's industrial node, the units provide various size and loading options for all users.

## 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





## UNITS

Civic Address	903 Devonshire Road (standalone unit on north end of strata complex)	Unit #5 - 744 Fairview Road
Unit Size	3,329 SF	1,875 SF
Asking Rate	\$19.00 per square foot	\$19.00 per SF
Additional Rent	Est. \$6.58 per SF	Est. \$7.10 per SF
Availability	Late spring / Early summer 2026	Late spring / Early summer 2026
Parking	13 parking stalls plus the loading bay area	3 parking stalls
Loading	One grade level loading door and one dock height loading bay	One grade level loading door
Ceiling Height	18' clear span	18' clear span
Heat	2 x natural gas heaters	Natural gas heater
Features	Fully built out reception area with office, storage room, warehouse space, break room and washroom.	Reception area, washroom, warehouse space and two storage rooms.





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