

FOR LEASE

Industrial Facility w/ Grade & Dock Level Loading

690 ARK ROAD
MALAHAT, BC



- ✓ 16,679 SF of industrial space (additional 25,349 SF available in building)
- ✓ 6 dock / 1 grade level loading bays
- ✓ 24' clear ceiling height
- ✓ Ample truck turning radius and paved yard
- ✓ 1km from Trans Canada Highway 1
- ✓ I-1C zoning provides a vast array of industrial uses
- ✓ Improved w/ office, reception, washrooms, changerooms & lunchroom
- ✓ High efficiency building (concrete construction w/ R20 insulated walls & ceiling)
- ✓ Full HVAC system
- ✓ 16 parking stalls
- ✓ Forklift charging stations

CBRE

THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to lease 16,679 SF of industrial space at 690 Ark Road in Malahat, BC. Located in the Shawnigan Lake Road Industrial Area, this is a rare highly efficient and concrete building featuring easy truck loading and high ceilings. The property has ample surface area for truck maneuvering and for parking. The building is approximately 1 km from the TransCanada Highway and its location easily services the Greater Victoria Area as well as Up Island destinations.

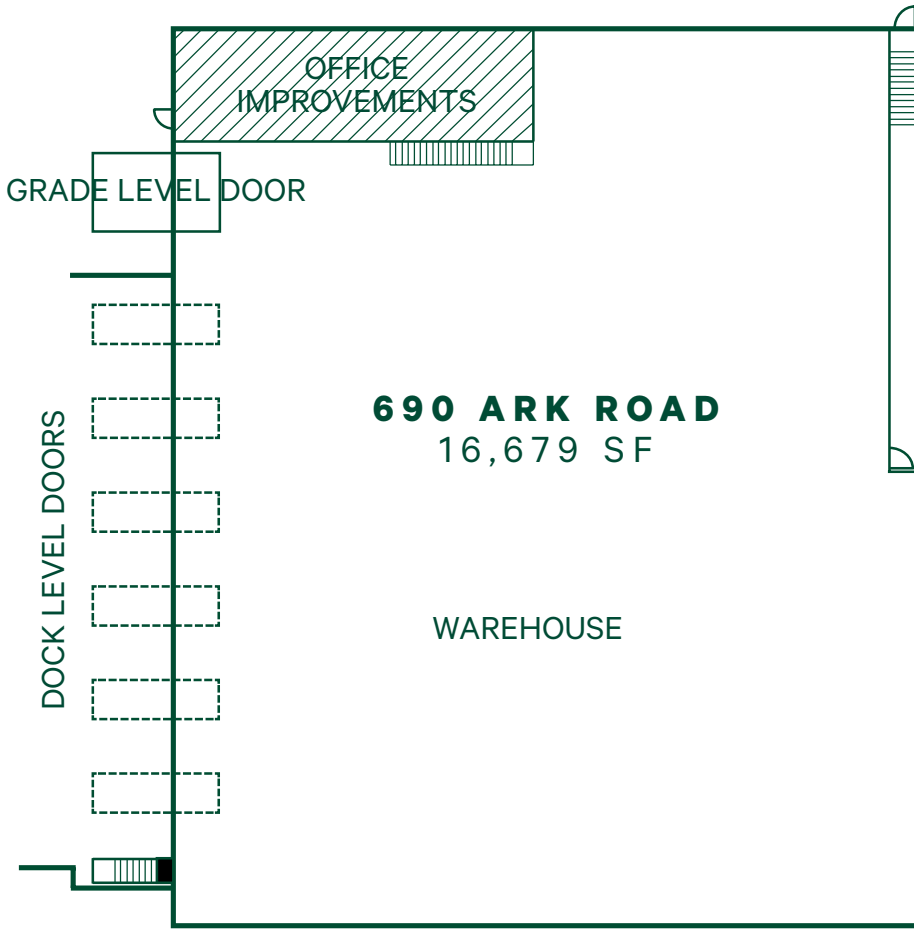
DETAILS

Municipal Address:	690 Ark Road Malahat, BC
PID:	027-393-526
Unit Size:	16,679 SF (Additional 25,349 SF Available in Building)
Construction:	Concrete
Ceiling:	24' Clear Heights
Floor Load:	500 LBS PSF
Heating:	HVAC
Loading:	6 Dock Level / 1 Grade Level
Parking:	16 Surface Parking Stalls + Ample Paved Yard Space
Availability:	March 1, 2024

LEASE RATE: \$16.00 PSF + \$3.50 ADDITIONAL RENT



FLOOR PLAN



ZONING

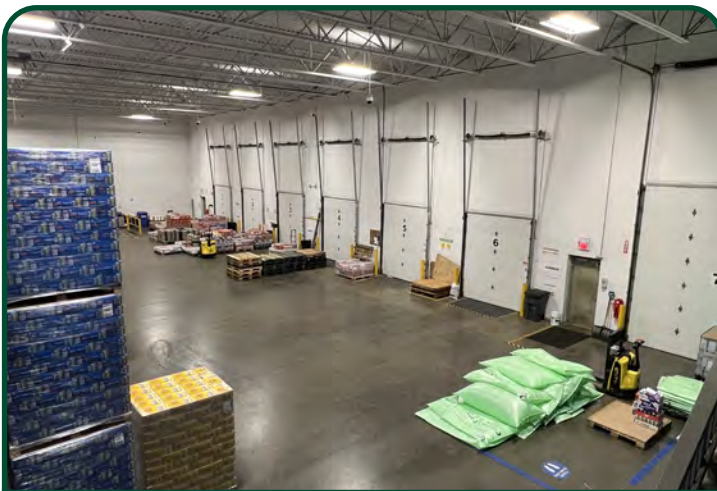
Zoning:

I-1C Light Industrial

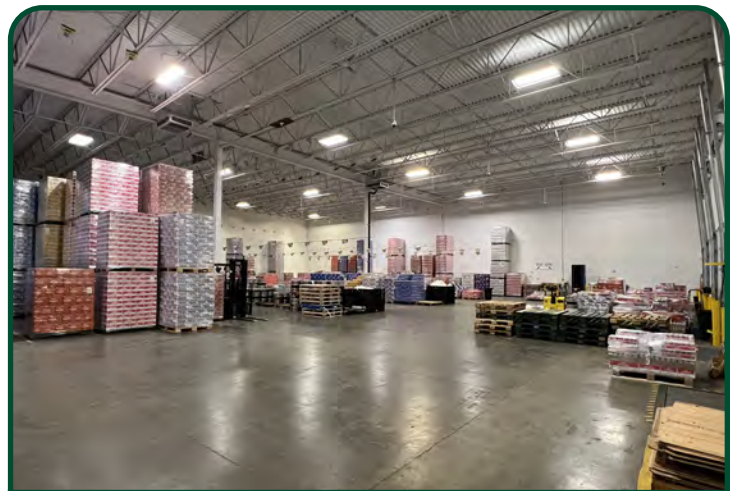
Permitted Uses:

(Including, but not limited to)

- Auto body repair
- Auto repair, storage, sales
- Boat building, repair, storage
- Book binding, publishing
- Cannabis production, processing
- Clothing cleaning, manufacturing
- Equipment repair, sales
- Agricultural supply sales, storage
- Industrial processing, repair, storage, manufacturing
- Laboratory, kennel, animal hospital
- Recycling, sorting, storage
- Wood processing, manufacturing
- Propane storage
- Warehousing
- Wholesale
- Office, retail sales, accessory to a use permitted



LOADING BAYS



WAREHOUSE SPACE



STAFF AREA



STAFF AREA



PAVED YARD

**FOR
LEASE**



★ SUBJECT PROPERTY

MALAHAT



690 ARK ROAD
MALAHAT, BC

EXCLUSIVE ADVISORS:

Chris Rust
Personal Real Estate Corporation
Senior Vice President
250 386 0005
chris.rust@cbre.com

Ross Marshall
Personal Real Estate Corporation
Senior Vice President
250 386 0004
ross.marshall@cbre.com

CBRE
www.cbre.ca
www.cbrevictoria.com

CBRE LIMITED 110-800 YATES ST | VICTORIA, BC V8W 1L8 | WWW.CBRE.VICTORIA.COM

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