



479 JOHN STREET, VICTORIA, BC

Rock Bay industrial office space **for sublease**

Bay Bridge Business Park

Megan Sparling

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The Opportunity

LOCATION

The subject property is ideally located in the Rock Bay Industrial enclave in the Bay Bridge Business Park on the periphery of downtown Victoria. This region is ideal for warehousing and distribution to all of Victoria's surrounding communities and provides easy access to Victoria's major traffic arteries.

ZONING

The subject property is zoned M-3 (Heavy Industrial District). This zoning permits a wide range of industrial uses including but not limited to: wholesaling, light industry, warehousing and office.

IMPROVEMENTS

The subject premises is improved with a second floor of $\pm 1,150$ SF which is currently utilized as showroom and is improved with two offices.

AREA	1,150 SF
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GROSS RATE (Utilities included)	\$25.98 PSF
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