

**FOR LEASE**

# TWO INDUSTRIAL SPACES WITH AMPLE PARKING AVAILABLE

LOCATED IN THE ESQUIMALT INDUSTRIAL PARK

785 LAMPSON STREET | ESQUIMALT, BC



**CBRE**



# THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to lease two industrial spaces located in the heart of the Esquimalt Industrial Park. One unit is 4,402 square feet, comprised of a mix of office and industrial/storage space. The second unit is a 1,051 square foot standalone building, featuring an enclosed shop and a covered truck maintenance area. The two units can be leased together or separately. The I-1 zoning allows for a wide range of light industrial and service commercial uses. The property also features significant yard space for additional parking, please contact listing agents for more information.

## HIGHLIGHTS

### ① Main Building (Lower)

- 4,402 SF of floor area
- Ceiling heights: 9'2" - 9'5"
- 8'x10' grade level loading door
- Electric heating
- Includes a washer/dryer and shower

### ② Outbuilding

- 1,051 SF of shop space
- Features an 18' high covered truck parking area
- Ceiling heights: 18'1" at the front of the unit and 9'3" under the mezzanine.

## DETAILS

<b>Address:</b>	785 Lampson Street
<b>Neighbourhood:</b>	Esquimalt
<b>Zone Code:</b>	I1 Light Industrial
<b>Lease Rate:</b>	\$15.00 PSF
<b>Additional Rent:</b>	Contact Agents
<b>Availability:</b>	Immediately

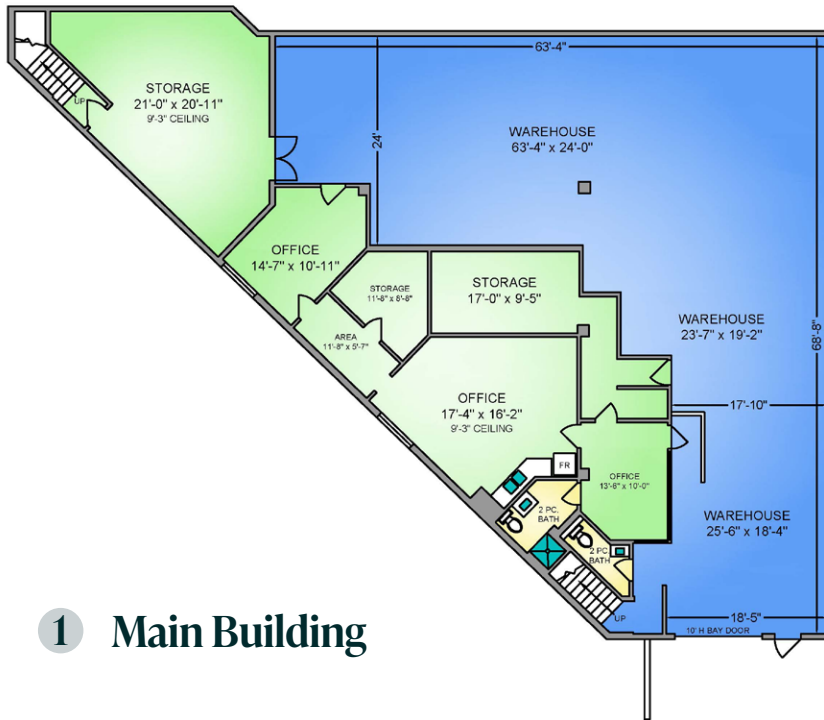
## ZONING | I-1 Light Industrial

Permitted Uses - Including, but not limited to:

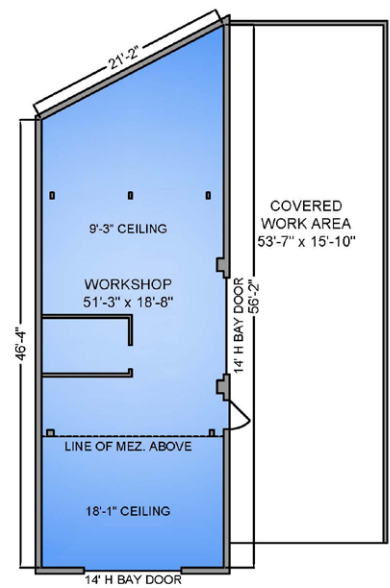
- Auto servicing and body shop
- Cold storage plant
- Commercial laundry or drycleaning
- Fitness centre
- Light manufacturing / processing
- Trade contractor establishment
- Warehousing and storage
- Wholesaling and wholesale distribution



## FLOOR PLANS



## 1 Main Building



## 2 Outbuilding





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## EXCLUSIVE ADVISORS:

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**CBRE**

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