

**FOR
LEASE**

Downtown Victoria, BC

**FINAL LOT
AVAILABLE!!**



Industrial Zoned Yard Space

Downtown Victoria / Rock Bay

- + 16,981 SF of industrial zoned fenced yard space
- + Situated at the corner of Government Street & Pembroke Street
- + Directly accessible via gate on Pembroke Street
- + Zoning allows for a wide range of light industrial uses
- + Central location offers ability to easily service all of Greater Victoria
- + Convenient vehicular access to Hwy 1 & Hwy 17

A rare opportunity to lease industrial land in Downtown Victoria...

CBRE Victoria is pleased to present the opportunity to lease the final 16,981 SF industrial land lot on the South side of the Rock Bay area in Victoria's city core. The location offers the rare ability to conveniently service all of Greater Victoria, with easy vehicular access to the Trans Canada Highway (#1), and the Patricia Bay Highway (#17). The fenced lot is directly accessible via gate on Pembroke Street.

Subject Area

- 16,981 SF of fenced yard space
- Accessible via gate entrance on Pembroke St
- Asphalt surface
- Hydro on-site

Lease Rate:

\$5.00 PSF + \$1.50 PSF Additional Rent (Approx.)

Available:

Immediately

Zoning

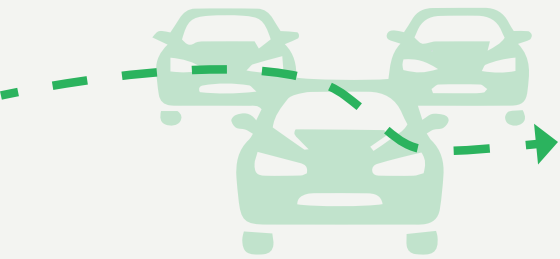
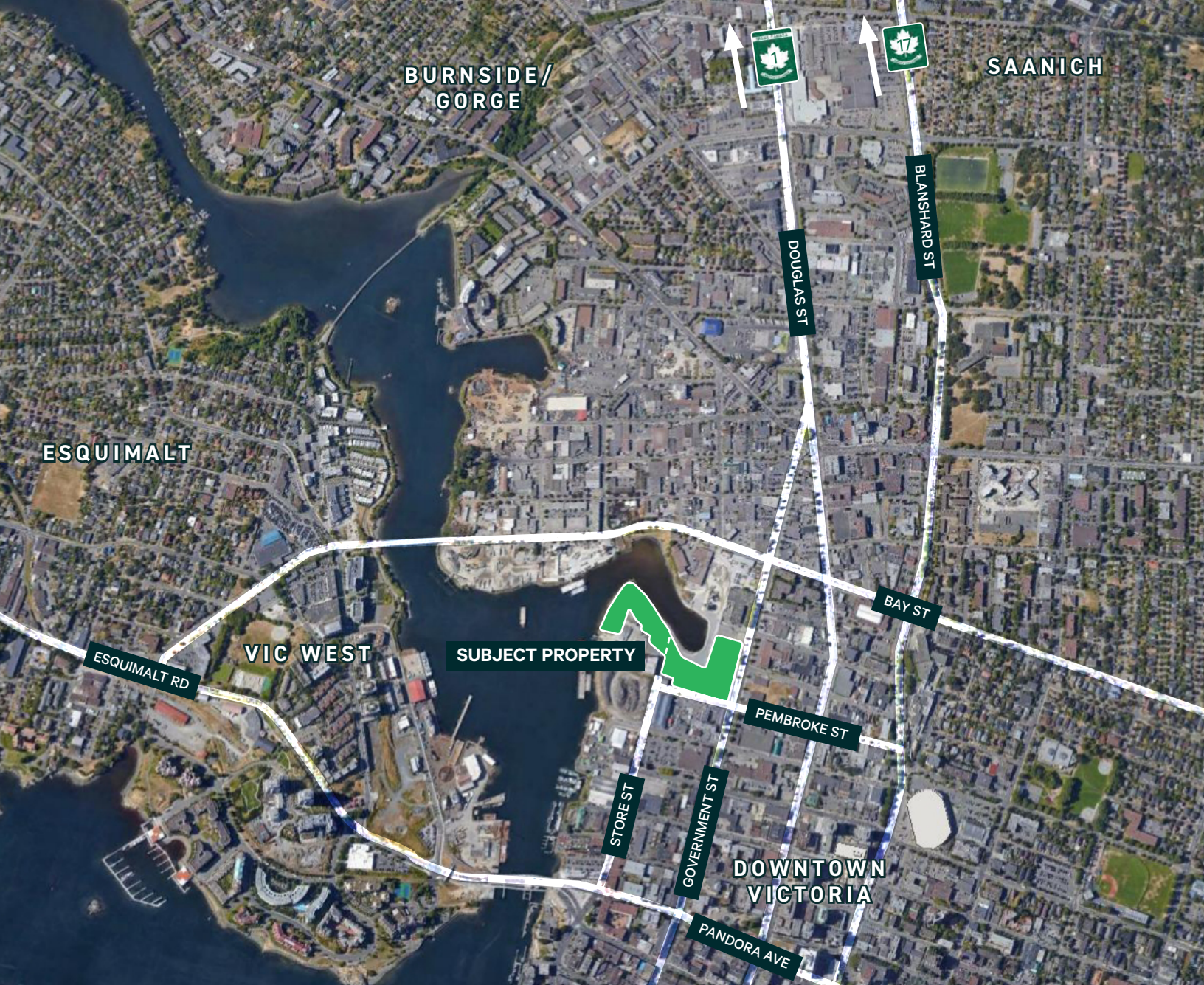
Zone Codes:

M-3 Heavy Industrial District

Contact Agents to Discuss Your Specific Requirements.

[View Zoning Bylaw](#)





15 minutes to Langford

25 minutes to Victoria International Airport

30 minutes to Swartz Bay Ferry Terminal

Contact Us:

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