

DTZ Barnicke

FOR LEASE

**New First Class Warehouse
Coming Spring 2012 on
Airport Lands in Sidney, BC**

2063 Henry Avenue West



**Phase 1
50%
LEASED**

**Prime Distribution or
Light Manufacturing Space with
Showroom and Office
5,000 – 40,000 Sq. Ft. Available**

**For more information, please contact:
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Randy Holt **Fax:** 250.382.1333**

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Victoria, BC V8W 1K2**

www.dtzbarnicke.com/victoria

2063 Henry Avenue West, Sidney BC

OPPORTUNITY:

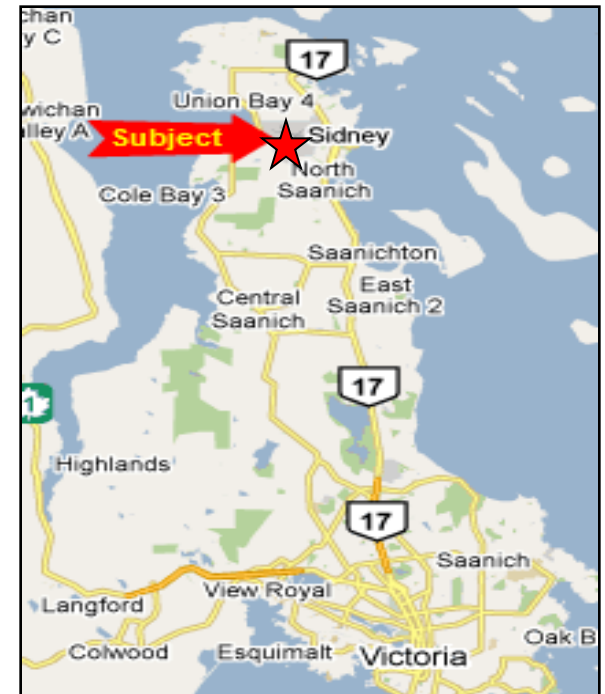
To lease from 5,000 to 40,000 square feet in a brand new state of the art industrial building in Sidney, BC , ideally situated directly adjacent to the Victoria International Airport and only two minutes from Highway 17. Taking advantage of its proximity to the airport and ferry terminal, the building offers outstanding features to achieve maximum efficiencies for logistics tenants and great versatility for other light industrial users. One of the few buildings in Greater Victoria to feature tilt-up concrete construction and 25 feet of clear ceiling height, while offering excellent aesthetics and LEED standard building design, this development will be second to none amongst industrial facilities on Vancouver Island.

LOCATION:

The subject is located at the southeast corner of Macdonald Park Road and Henry Avenue in the Sidney Industrial Park on the west side of Highway 17. The site is on Airport Authority lands, 5 kilometers south of the Swartz Bay Ferry Terminal and only 25 minutes from Downtown Victoria. With easy access to Highway 17, this location facilitates quick drive times to destinations throughout Greater Victoria. The Sidney Industrial Park continues to enjoy low vacancy rates and is highly sought after by a wide variety of warehousing, distribution and light industrial users.

DRIVE TIMES:

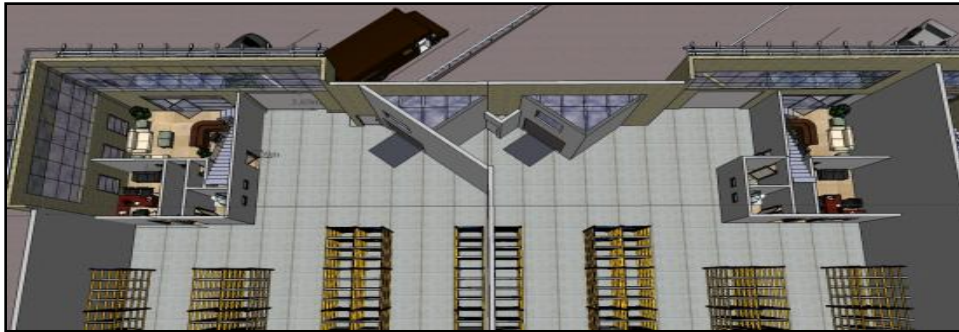
| | | | |
|-------------------|------------|------------------|------------|
| Airport Terminal | 3 minutes | Ferry Terminal | 5 minutes |
| Downtown Victoria | 25 minutes | Langford/Colwood | 30 minutes |



2063 Henry Avenue West, Sidney BC**BUILDING:**

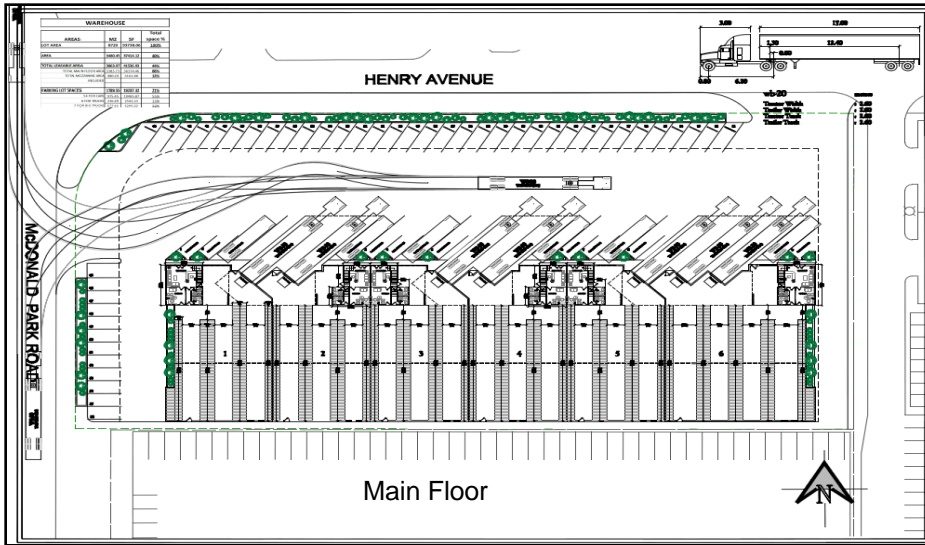
There is nothing quite like concrete tilt-up construction for aesthetic appeal, functionality and durability. Concrete provides excellent insulation, reducing the ongoing heating and cooling costs for the tenant and requires very low maintenance. The benefits of such insulation extend to sound as well as temperature. The concrete tilt-up panels also meet the fire resistance standards of even the most demanding building codes and offer real protection and safety for the tenants' employees.

The front façade will employ an interesting blend of materials and colours for enhanced curb appeal. The timeless design, impeccable quality, attention to detail and increased efficiencies are sure to make this one of the most highly sought after industrial buildings in Greater Victoria.

**FEATURES:**

- Flexible bay sizes from 5,000 to 40,000 square feet
- High quality concrete tilt-up construction
- 25 foot clear ceiling height in warehouse
- Grade and dock loading doors with hydraulic levellers
- Truck manoeuvring area designed for 53' trailers
- Custom offices to be built to suit, complete with HVAC
- Ample onsite surface parking
- Gas fired forced air suspended unit heaters in warehouse
- Metal halide lighting in warehouse
- Fully sprinklered office and warehouse
- 500 lbs per square foot floor load capacity
- 600 amp, 208 volt, 3-phase electrical service /unit
- Efficient column spacing
- Extensive exterior glazing

2063 Henry Avenue West, Sidney BC



View From Intersection of Henry Avenue and Macdonald Park Road

ZONING: M1 – Industrial

Provides “for a diversity of light and medium industrial uses” including inter alia: Manufacturing, warehousing, wholesale outlets, offices (excluding medical or dental), Class I restaurants, laboratory or research establishments, retail sales (limited to specified categories), aircraft storage or airline operations, rental or repair of small equipment, sale of machinery or heavy equipment, major vehicle repair.

SITE SIZE:

2.15 Acres

For more information, please contact:

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AVAILABILITY:

Spring 2012

LEASE RATES:

To be negotiated.
 For further information, please contact the listing agents

ESTIMATED OPERATING COSTS AND TAXES:

Approximately \$5.00 per square foot

PROJECT MANAGER / CONSTRUCTION:

D & C Campbell/ TBD

DTZ Barnicke Victoria Ltd.
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