



FOR SUBLEASE

3,520 Sqft of PRIME Warehouse Space

3311 Oak Street, Victoria, BC



For more information, please contact:

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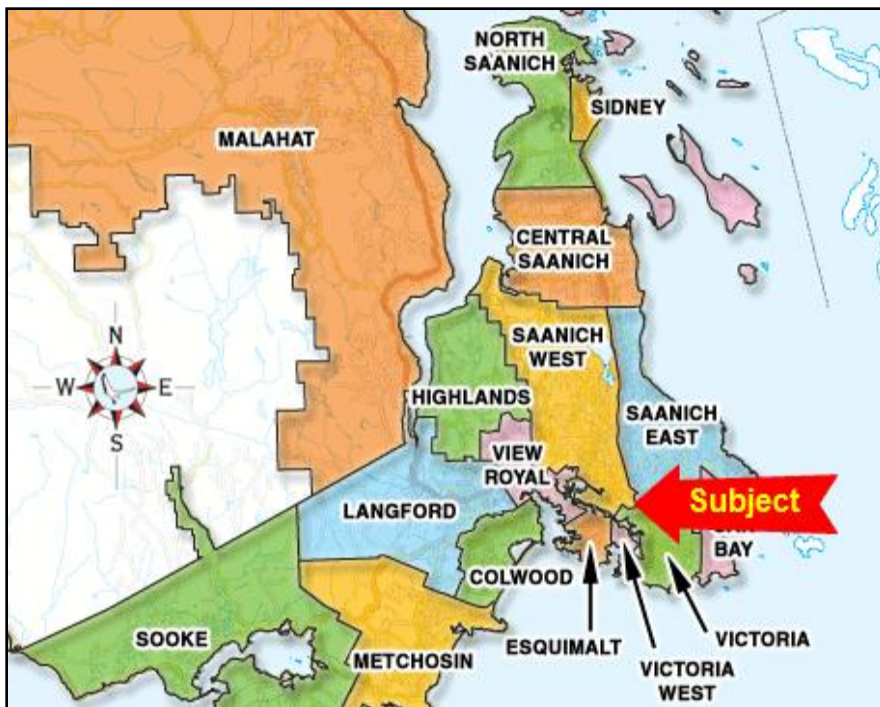
www.dtzbarnicke.com/victoria

Prime Warehouse Space FOR SUBLEASE

LOCATION:

Centrally located within ten minutes from Victoria's downtown core providing unparalleled access to Victoria's surrounding communities. The premises are situated approximately fifty feet northwest of the major intersection of Blanshard Street and Cloverdale Avenue along a major transportation route servicing the airport and Swartz Bay ferry terminal via the Pat Bay Highway. This location is also only two minutes to the Trans Canada Highway accessing the Westshore and up-island. Blanshard Street is one of Greater Victoria's most travelled commercial arteries and the premises benefit from excellent exposure to traffic and one of the most central locations in Greater Victoria.

This north Blanshard area continues to enjoy low vacancy rates and is highly sought after by a wide variety of service, commercial office and light industrial users including retail showroom/wholesale, warehousing and distribution businesses.



FEATURES:

- 3,520 square feet of warehouse and office space
- Excellent signage potential
- 2 oversized (10' feet x 14 feet) dock level doors
- Ample on-site surface parking
- 1 private office/ receiving area
- 1 private washroom
- 12 foot clear ceiling height in warehouse
- Truck manoeuvring area for 53 foot trailers
- Gas fired forced air suspended unit heaters
- 60 amp 120/240 volt single phase electrical service

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ZONING: C-6DE – Douglas East Highway Commercial Zone

Provides for a diversity of retail, office, high technology, light industrial and warehousing uses.

AVAILABLE AREA:

3,520 square feet

SUBLEASE RATE:

\$14.00 per square foot

ESTIMATED OPERATING COSTS AND TAXES:

Approximately \$4.35 per square foot

TERM:

Negotiable

Information contained herein has been obtained from the owners or sources deemed reliable by DTZ Barnicke Victoria Ltd. While we have no reason to doubt its accuracy, we regret we cannot guarantee such information. All measurements and other information herein should be independently verified by the reader or prospective user and is subject to the user's own inspection of the premises and due diligence work and to the user's satisfaction with the results of such review.

**For more information or to arrange a tour
please contact:**

ROSS MARSHALL

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