

For Lease

412 John Street
Victoria, BC



Standalone Industrial Building in Rock Bay Area

- ✓ Full building leasing opportunity in a central location near the downtown core
- ✓ 18'6" ceilings throughout warehouse, with large grade-level loading door
- ✓ 400-amp 3-phase electrical service and gas service to building
- ✓ M-3 heavy industrial zoning allows wide variety of permitted uses

Contact Us

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412 John Street Victoria, BC

SIZE

Main Level – 3,351 SF

Mezzanine – 600 SF

No rent charged on Mezzanine

NET RENT

Starting at \$19.00 per SF

ADDITIONAL RENT

\$11.07 per SF (2026 est.)

AVAILABLE

September 1, 2026

ZONING

M-3 Heavy Industrial District

PARKING

Dedicated 1,050 SF parking area at front of building

LOADING

Grade-level bay door

CEILING HEIGHTS

18'6" on Main Level

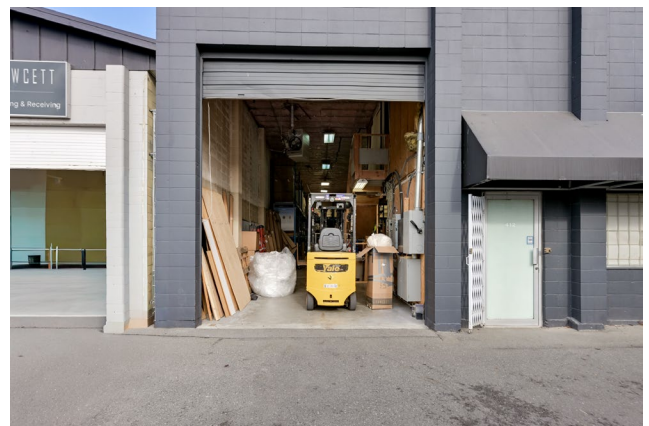
POWER

400-AMP 3-phase

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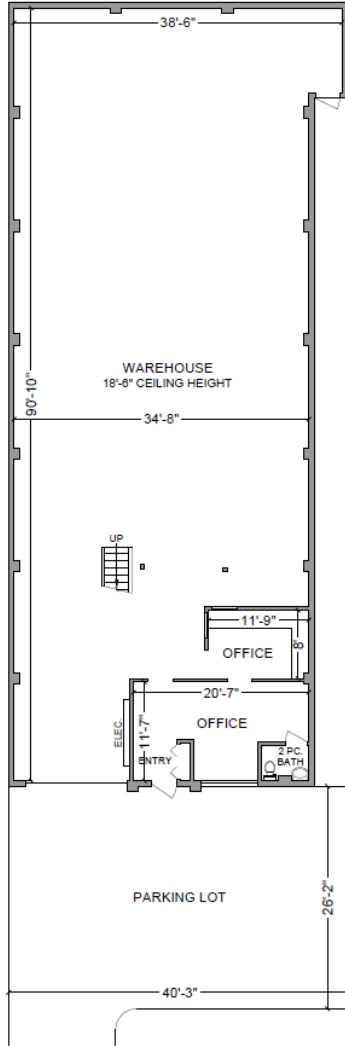
Opportunity

Rare chance to lease a standalone industrial building with bonus mezzanine space in Victoria's Rock Bay Industrial District. The subject premises benefits from excellent proximity to the downtown core, high ceilings throughout, a full-height grade-level loading door, bonus mezzanine office/storage space, and a dedicated parking area at the front of the building. The building's M-3 zoning permits a wide range of industrial uses.

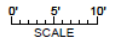
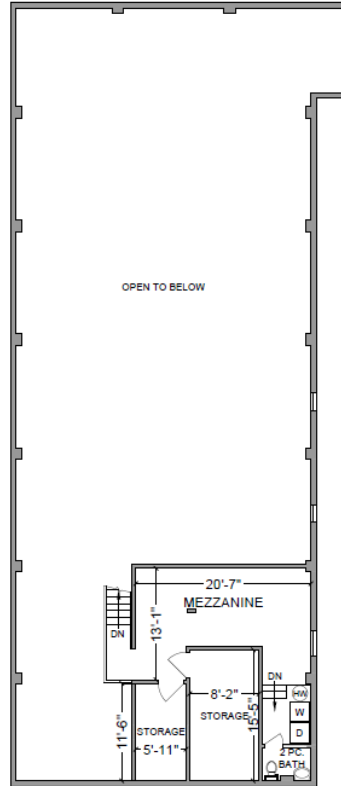


Plans

FIRST FLOOR
3351 SQ. FT.
18'-6" CEILING HEIGHT



SECOND FLOOR
600 SQ. FT.
7'-10" to 9'-10"
CEILING HEIGHT



Location



Travel Times



- Downtown Victoria - 5 minutes
- Uptown - 5 minutes
- Langford - 15 minutes
- YYJ Airport - 25 minutes
- Swartz Bay Ferry - 30 minutes



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