

FOR SUBLEASE



Flexible Industrial Opportunity

4224 Commerce Circle | Victoria, BC

CBRE

Details

Address 4224 Commerce Circle | Victoria, BC

Size 4,789 SF

Sublease Rate
 Years 1-2 \$15.25 PSF
 Years 3-5 \$16.00 PSF

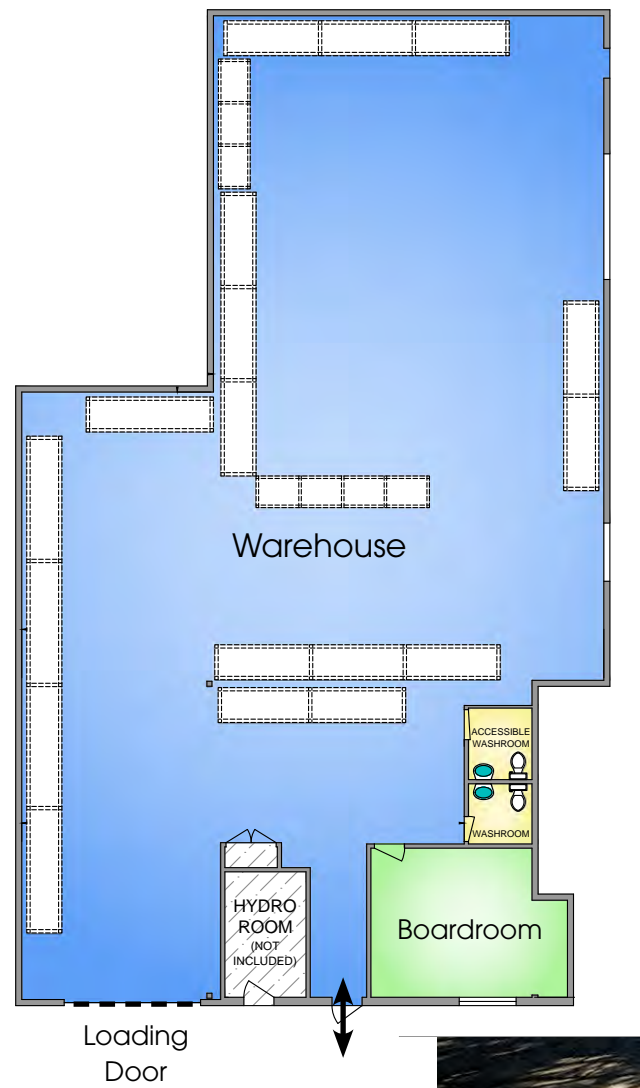
Additional Rent \$10.14 PSF

Sublease Term Until April 30, 2031

Power 400 amp 3-phase

Zoning Industrial Park Zone (M3)

Permitted Uses
 (but not limited to)
 Wholesale Distribution
 Office
 Industrial
 Commercial Instruction & Education
 Food Processing
 Veterinary
 Beverage Container Depot



Highlights



Ample on-site parking



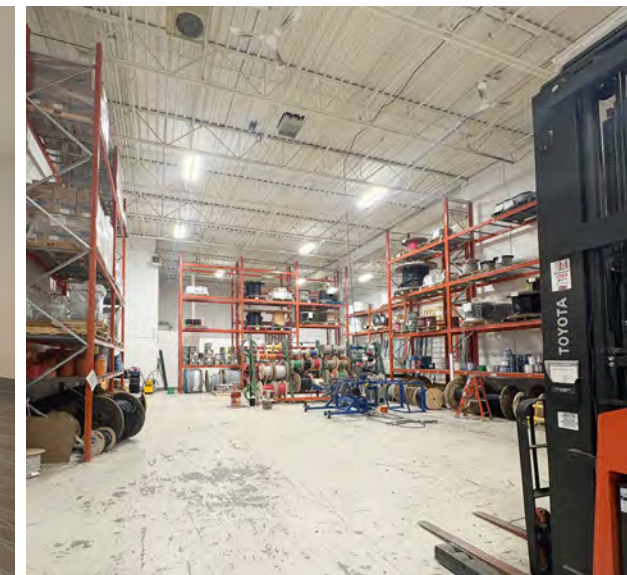
Open warehouse with 2 washrooms & 1 boardroom



1 Large bay door (13.5' x 14')



Easily accessible via Patricia Bay Highway



Drive Times



30 MIN
to BC Ferries



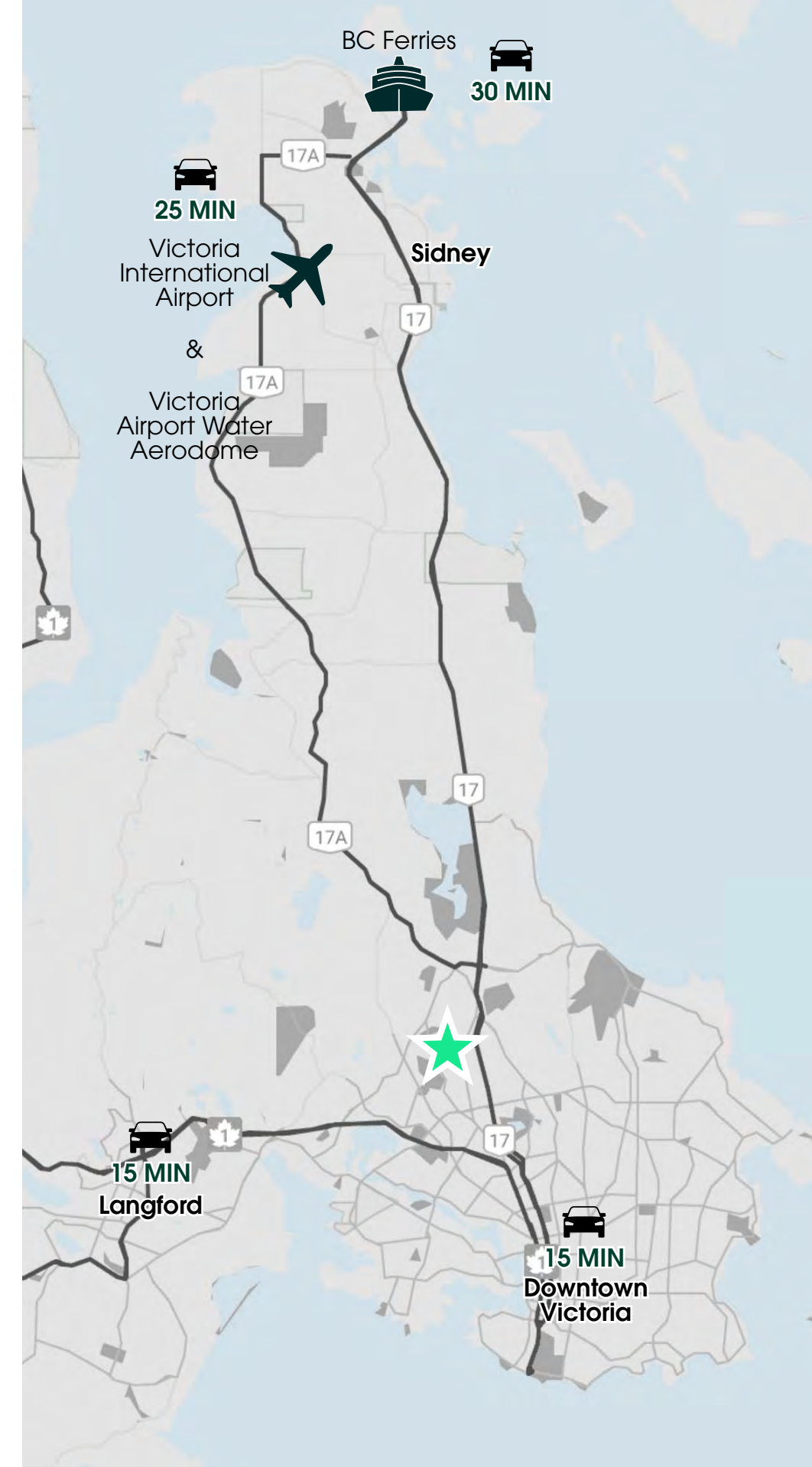
25 MIN
to Victoria
International Airport



15 MIN
to Downtown Victoria



15 MIN
to Langford





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4224 Commerce Circle

Victoria, BC

Listing Agent

Andrea Teahen

Senior Associate

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