



511 C+D DAVID STREET | VICTORIA, BC

# Rock Bay Warehouse For Sublease



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# LANDMARK

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## LOCATION

The subject property is ideally located in the Rock Bay Industrial enclave on the periphery of downtown Victoria just off of Bay Street. The property has excellent on-site parking and has easy access and egress. This region is ideal for service commercial uses due to its proximity to the downtown core and provides easy access to Victoria's major traffic arteries.

## ZONING

The subject property is zoned M-2 (Light Industrial District). This zoning permits a wide range of industrial uses including but not limited to: warehousing, wholesale, manufacturing, servicing, and retail as an accessory use etc.

## AVAILABLE SPACE

**Unit C**  
4,500 SF  
*plus bonus mezzanine*

**Unit D**  
1,515 SF

## IMPROVEMENTS

- 19' ceilings in warehouse
- Three (3) private offices on the bonus mezzanine
- Two (2) grade level loading doors to warehouse
- Showroom / counter sales

## LEASE RATE

\$21.00 PSF main floor  
*Bonus mezzanine  
free of charge*

## ADDITIONAL RENT

\$7.50 PSF  
*Estimated for 2024*

## SUBLEASE TERM

Available immediately  
and expires  
January 31, 2029

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