

**PRICE  
REDUCTION**



**FOR SUBLEASE**

# 511 David Street

Units C & D | Victoria, BC

**5,850 SF INDUSTRIAL OPPORTUNITY IN ROCK BAY**

**CBRE**



# 511 David Street

## SPACE FEATURES

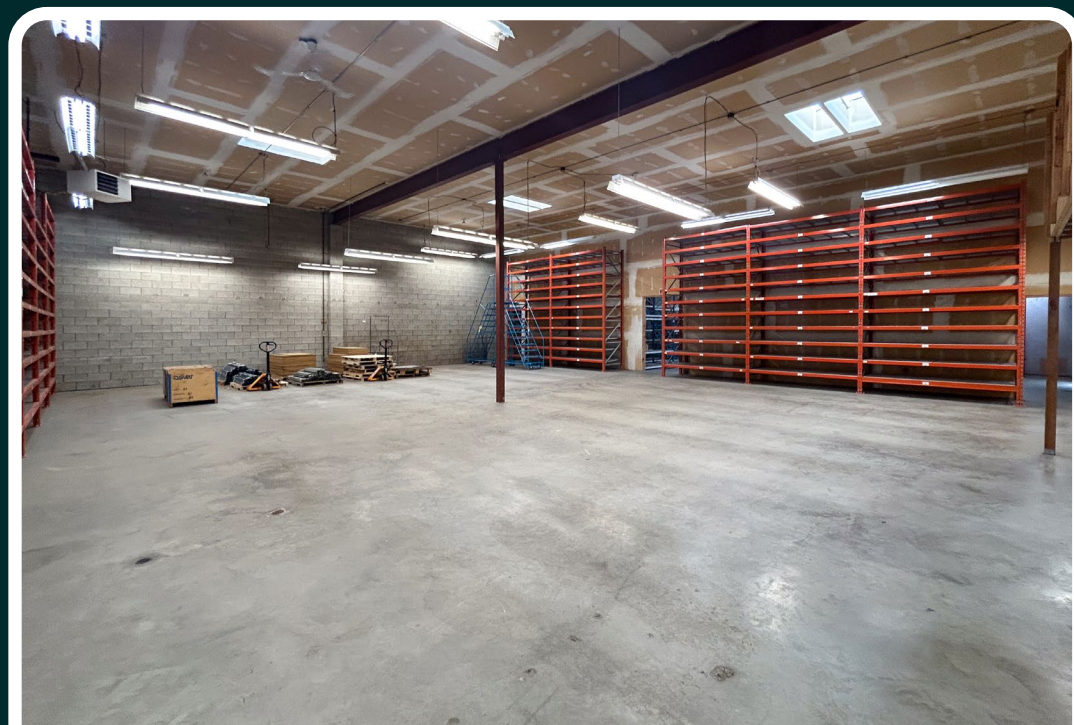
- + 5,850 SF including mezzanine
- + Reception/warehouse/3 private office on the mezzanine
- + Skylights in warehouse
- + Equipped with alarm system and cameras

**\$16.00**

SUBLEASE RATE PSF

**\$7.50**

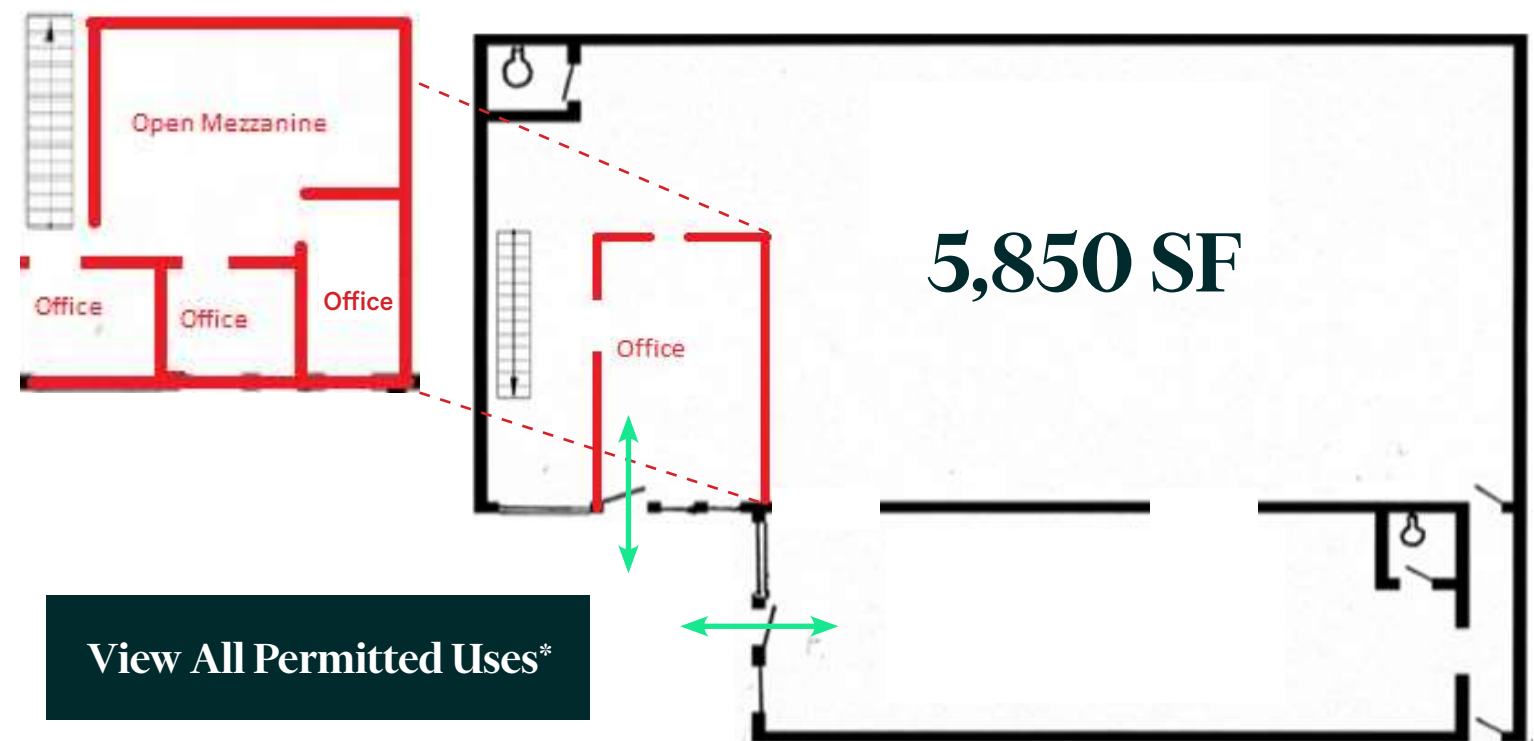
ADDITIONAL RENT PSF



## Industrial | For Sublease

CBRE Victoria is pleased to present the opportunity to sublease turnkey warehouse and office space located at 511 David Street in the Rock Bay Industrial hub, just outside downtown Victoria. The premises offers 5,850 square feet across Units C and D, including 500 square feet of mezzanine space, a reception area, three offices, two washrooms, and two 8'x8' grade-level loading doors. Warehouse racking can be included. M-2 Light Industrial District zoning accommodates a broad range of business uses.

<b>Size</b>	5,850 SF (includes 500 SF Mezzanine)
<b>Loading</b>	Two 8'x8' grade level loading doors
<b>Ceiling</b>	18' clear heights
<b>Power</b>	200-amp 3 phase power
<b>Heating</b>	Electric baseboard in offices & overhead gas in warehouse
<b>Parking</b>	3 on-site surface parking stalls
<b>Zoning</b>	M-2 Light Industrial District
<b>Availability</b>	Immediately
<b>Sublease Term</b>	Until January 31, 2029



[View All Permitted Uses\\*](#)

\*End user subject to landlord approval.

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