



## 1661 Maple St Campbell River BC

\$10

industrial warehouse, initially constructed in 1996 with substantial upgrades in 2017, is now available for lease. Boasting a generous 8,300 square feet, this prime property is ideal for businesses looking to establish or expand their operations. An optional on-site modular office could potentially be negotiated separately based on tenant needs. The lease terms are attractive, with a base rent of \$10.00 per square foot per annum plus GST, and additional rent (common area charges) estimated at \$3.50 per square foot per annum plus GST. Tenant responsibilities include hydro, landscaping maintenance, and snow removal. The lease terms are flexible, allowing for negotiations to accommodate specific requirements.

Listing Presented By:



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