



## 2374 Sooke River Rd Sooke BC

\$7,000

Heavy Industrial Zoned (M3 zoning - includes all uses under M2 zoning as well) with a wide variety of uses available for lease. Included in the lease is a 1,754 sq. ft. building that includes an office and three bays (one with a mezzanine added for additional storage capacity) and a detached 613 sq. ft. covered exterior work bay (3 phase power). The fully fenced yard space is 34,283 sq. ft. - mixed of pavement and gravel (total leased area of property 36,651). Located only a 22.3 kms from the Westshore Communities (Colwood - Langford) and close to the amenities and core area of Sooke. Heavy Industrial space is in high demand and there is limited available space on southern Vancouver Island, making this property a unique opportunity. The property is not for sale and is available for lease only. No subleases - tenants to lease full property. 3 - 5 year initial term to be considered.

Listing Presented By:



Originally Listed by:  
Coldwell Banker Oceanside Real Estate

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