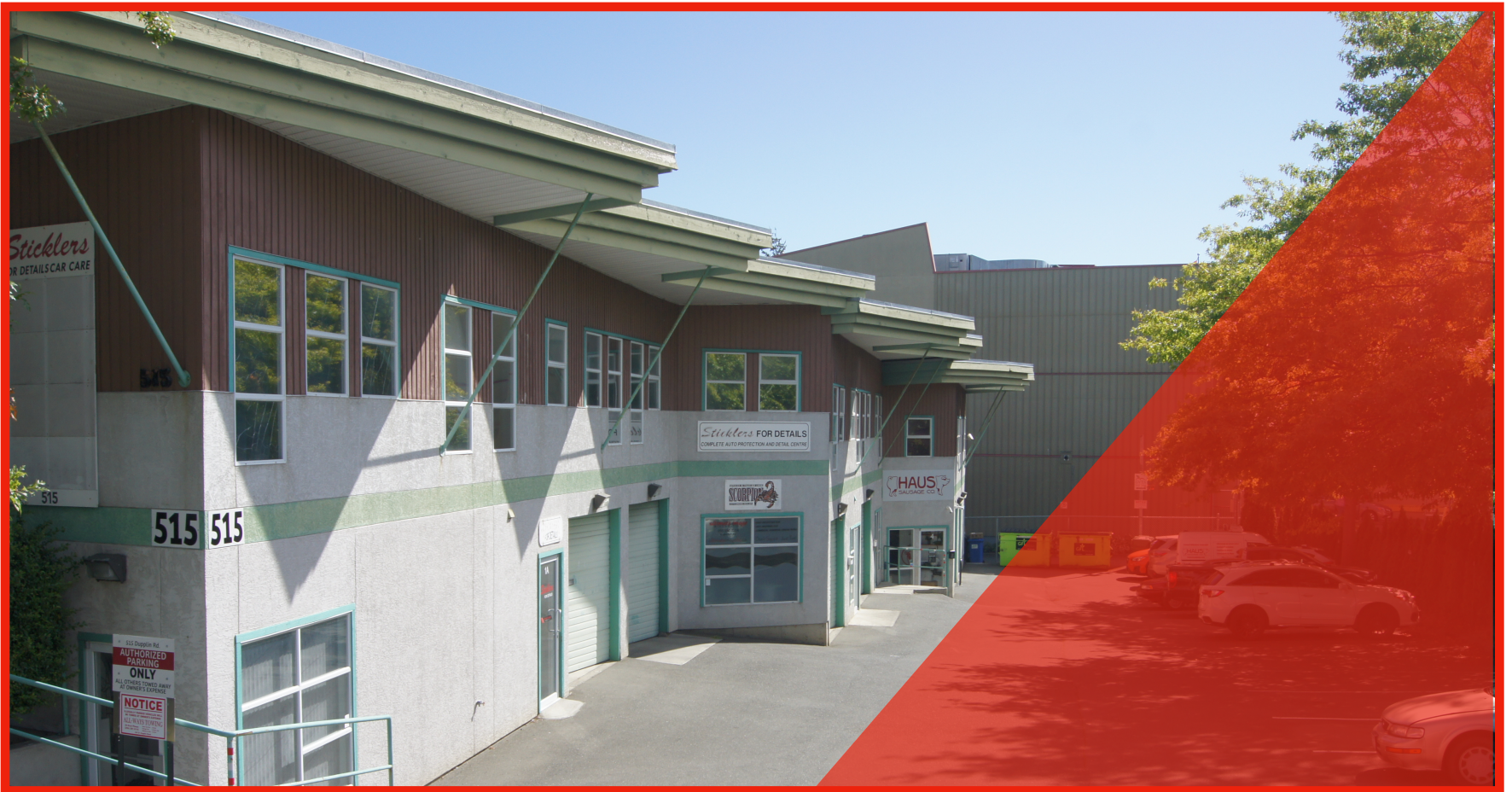


# FOR LEASE

## Light Industrial Strata Warehouse/Office Unit

### 3-515 Dupplin Road, Victoria, British Columbia



#### OPPORTUNITY:

2,378 SF light industrial strata unit located in a 5-unit building within the Tennyson Industrial area and minutes to Douglas Street (Hwy 1), Hwy 17, downtown, public transit, amenities, and bike trails. ***This property is also available for sale.***

#### AREA MEASUREMENT:

Main level Warehouse: 835 SF

Mezzanine: 583 SF (walk up and forklift loading)

Main level office: 401 SF

Upper Level Office: 559 SF

*separate dedicated entrance features prominent reception, Two (2) private offices, 3-piece washroom, dedicated heating and cooling system.*

**Total Area: 2,378 SF**

#### PARKING:

Two (2) dedicated surface parking stalls directly in front of unit, visitor parking, and ample street parking

#### MECHANICAL:

200 AMP 3 phase electrical service, forced air gas fuelled heater, base board heat, and alarm system.

#### ZONING:

Saanich - M1-DW permits a wide range of uses including but not limited to: wholesale and warehouse distribution; research; food processing; servicing, testing and repair of goods; accessory residential; cannabis production; restaurant; industry.

Ana Kraft

250-880-0800

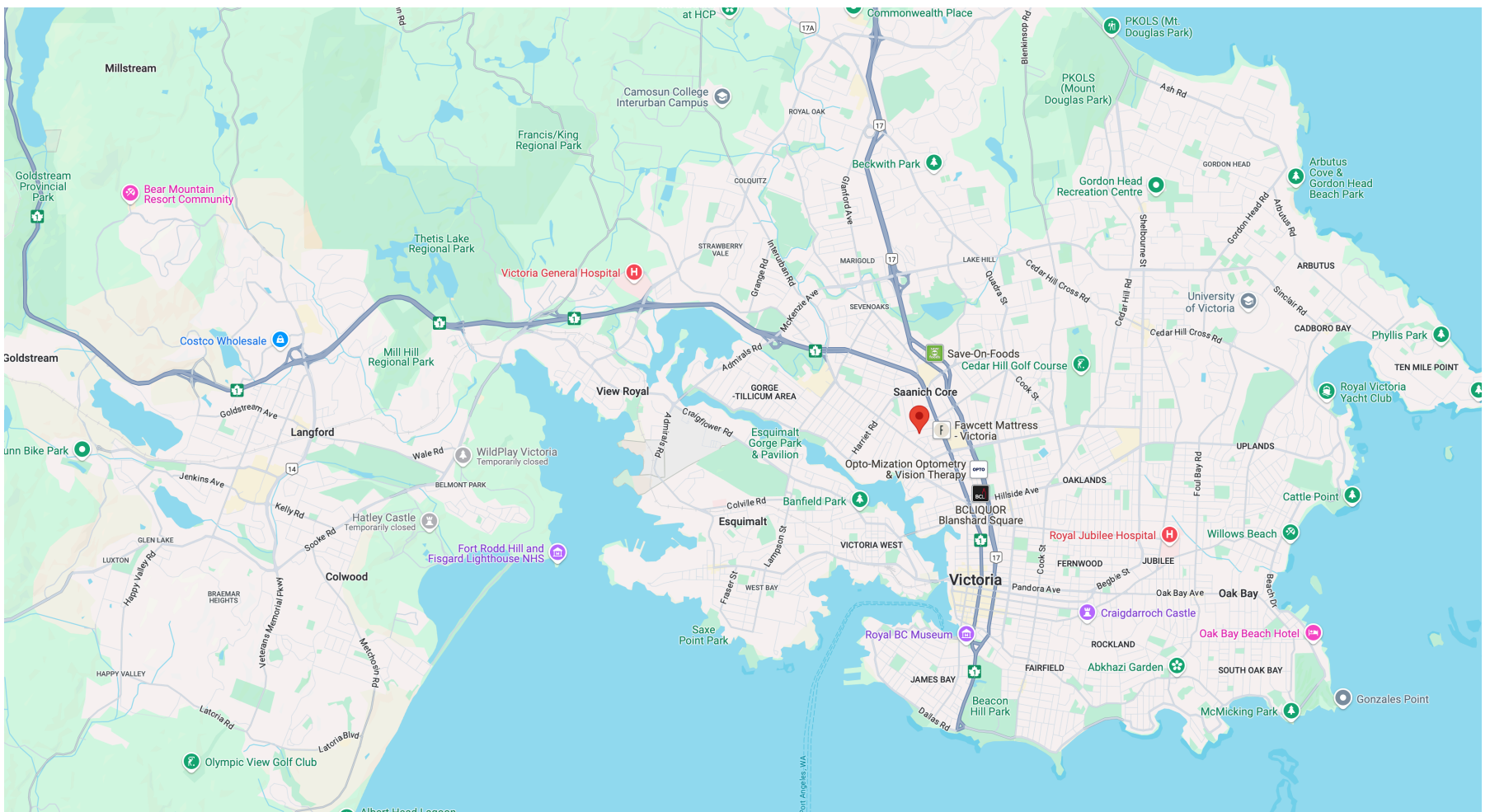
[anakraft@shaw.ca](mailto:anakraft@shaw.ca)

**FIRM**  
MANAGEMENT CORPORATION

STRATA PROPERTY MANAGEMENT  
COMMERCIAL REAL ESTATE SERVICES



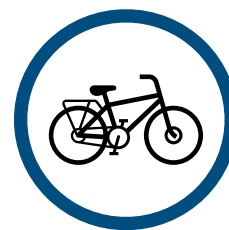
FOR LEASE - 3-515 Dupplin Road, Victoria, British Columbia



**94**  
**Walker's Paradise**



**78**  
**Excellent**



**91**  
**Biker's Paradise**

**ASKING RENT:**

Basic Rent: **\$15.00** per square foot per annum

Additional Rent: **\$ 4.50** per square foot per annum

**Ana Kraft**  
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