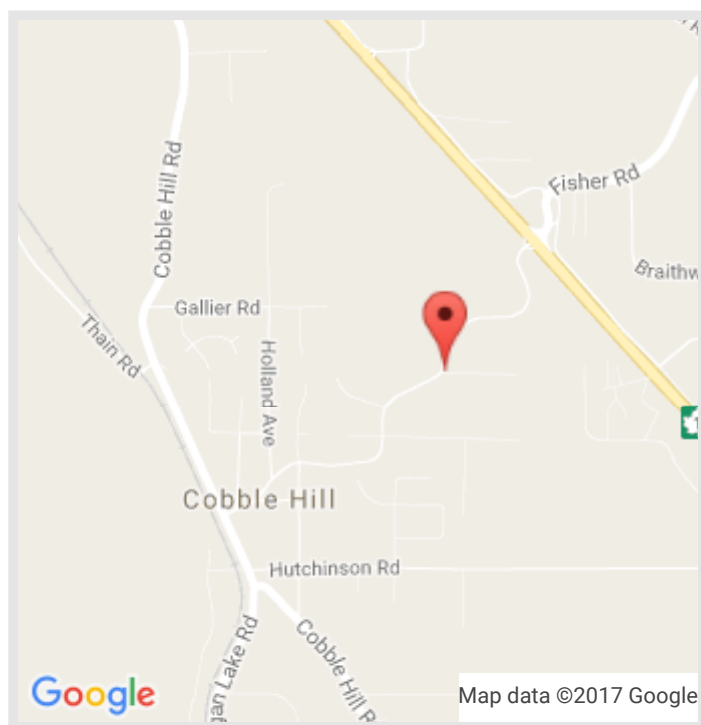
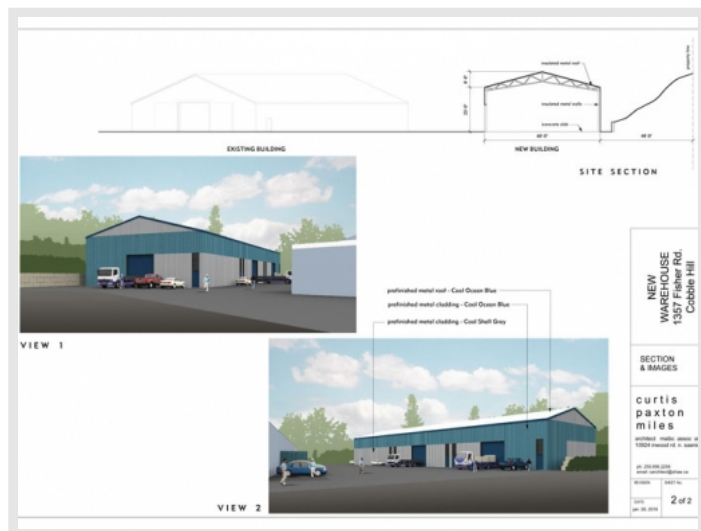


FOR LEASE

Brand New Cobble Hill Warehouse For Lease



Property Details

1357 Ball Road, Cobble Hill, BC V0R 1L2

Square Feet: 10,080

Net Lease Rate: \$10.50 / sq. ft.

2017 Operating & Tax Costs: \$3.00 / sq. ft.

Brand new 10,080 sq ft steelframe warehouse in industrial park of Cobble Hill, BC. Divisible to 2,500 sq ft units. Will feature 26' – 32' ceilings allowing for mezzanine space and full height racking, 14' x 14' overhead doors, min. 200 amp power to each unit, natural gas radiant heat, washrooms, finished interiors including LED lighting and full wall insulation, and ample secure parking and yard space. Net rent is \$10.50 psf and op and tax costs are \$3.00 psf (est.) The yard is paved and secure with fencing around the perimeter. Building expected to be completed in Spring of 2017. Great opportunity for industrial user who new customized industrial space with only a short commute to Victoria, Duncan or Nanaimo.

Interested? Get In Touch.

Peter Tanner

Firm Management Commercial Leasing and Sales

250-544-2300

ptanner@firmmanagement.com