



## 2-6721 Butler Crescent

Off Keating X Road in Central Saanich

**3,720 SF Warehouse/Office with Dedicated Parking**



VIEW ON REALTOR.CA

**DAVID BOON**

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## Location

The subject property is accessed off Butler Crescent immediately west of the Keating X / Oldfield Road intersection. This desirable location provides convenient access to the major transportation routes across the Saanich Peninsula with good proximity to Victoria, the airport, and the Western Communities.

## Features

The ground floor warehouse has a 10' wide overhead door at grade-level, concrete floors, and 9' ceilings. There are two smaller open rooms on the east side, an additional service door, and one 2-piece washroom on the main. The interior is concrete block walls and drywall with everything in good condition.

The second floor, which has its own exterior doorway as well as interior access, has 8' ceilings and a large south facing window. Option to add a second floor overhead door for forklift access to the second level.

It would be suitable for office space and/or additional storage with option to add an overhead door on the second floor for forklift access from the parking lot.

Both floors are serviced by a natural gas furnace.

# 2-6271 Butler Crescent

## Opportunity

A 3,720 SF warehouse with 200A 3-phase service, two dedicated parking stalls and a loading bay area.

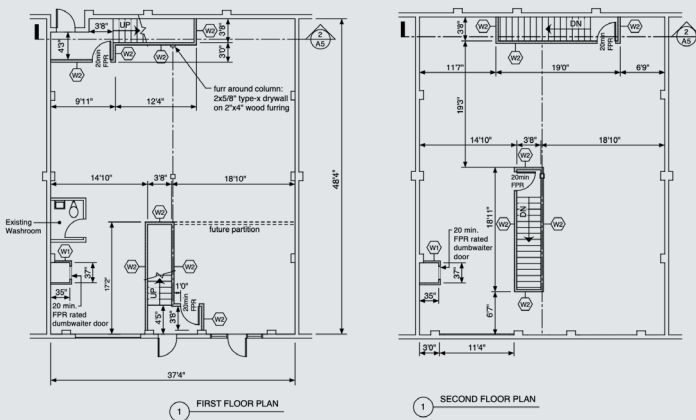
The Landlord is offering a long-term lease with renewal options and will consider improvement incentives for tenants seeking long-term occupancy.

## Zoning

Flexible I-1 Zoning offers a wide range of uses including but not limited to warehousing, manufacturing, research, wholesaling, and retail sales.

## Term

Asking lease rate is \$16.00 psf Base Rent, with budgeted Operating Costs well-priced at \$5.08 psf plus GST.



Available on short notice and easy to show.  
For more information contact:

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