



Jawl Properties Ltd.

**For Lease – 3382 Tennyson Ave, Victoria, BC**

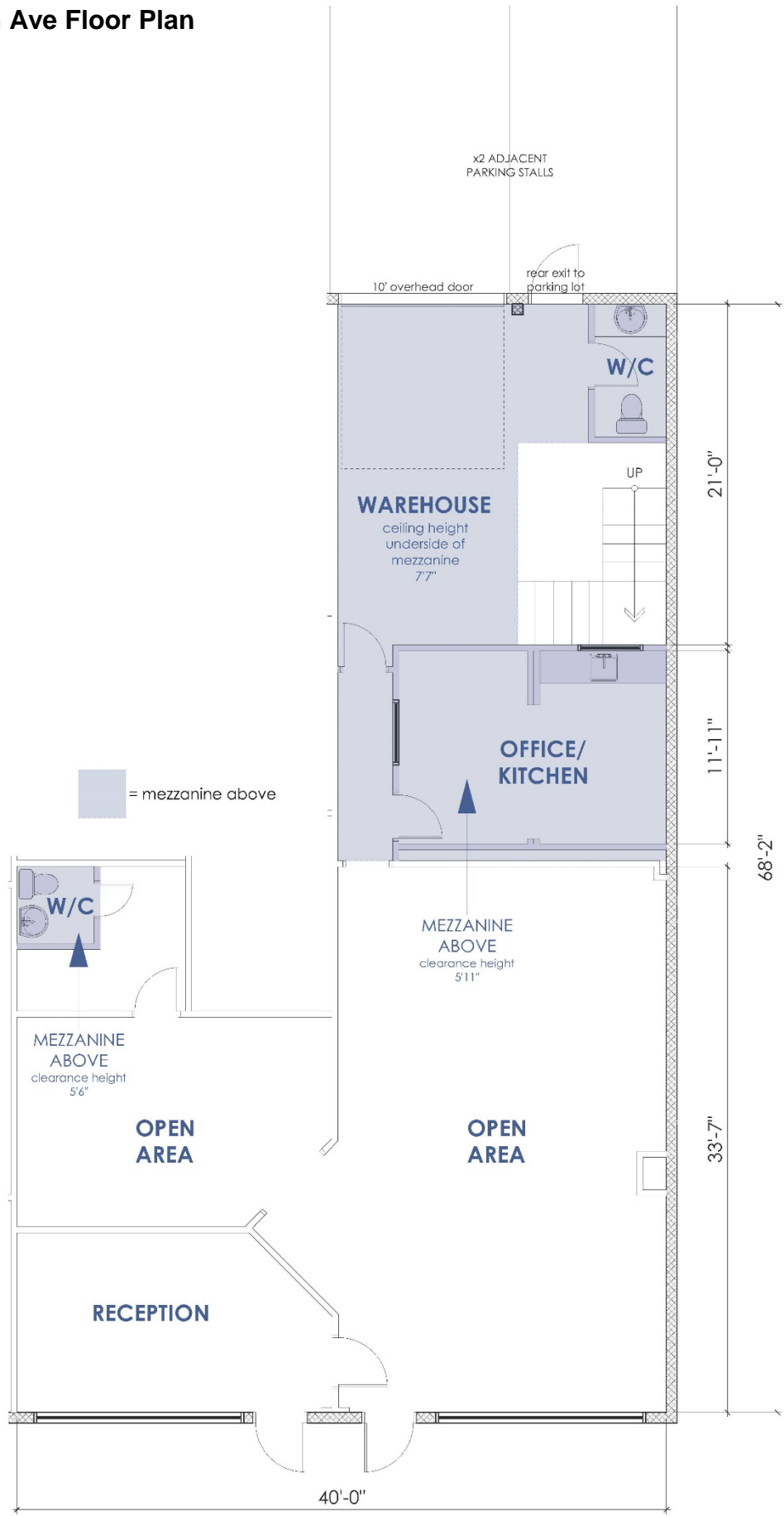


<b>Space Type:</b>	Service / Warehouse
<b>Available Space:</b>	2,018 rentable square feet
<b>Date Available:</b>	Immediately
<b>Lease Rate:</b>	Market rate
<b>Operating Costs &amp; Taxes (2019 estimate):</b>	\$7.38 per square foot excludes premises hydro and janitorial
<b>Parking:</b>	2 stalls located at the rear of the building included
<b>Zoning:</b>	M-1 Industrial Zone
<b>Location:</b>	3382 Tennyson Avenue is a multi-tenant warehouse with street-front access located in close proximity to Highway 1. The building is easily reached via Boleskine (Saanich) and Kelvin (Cloverdale) streets.
<b>Property Description:</b>	The building provides large retail-style glazing on the street-side for easy customer access. Grade-level loading via the 10' x 10' overhead door, located at the rear of the space, along with 13'6" clear ceiling height provides for convenient large-format access and storage capacity. The space benefits from 200 amp 3 phase power. Mezzanine area provides approximately 450 square feet of additional space.

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For information on this listing please call 250.475.0338 or email [Leasing@JawlProperties.com](mailto:Leasing@JawlProperties.com)

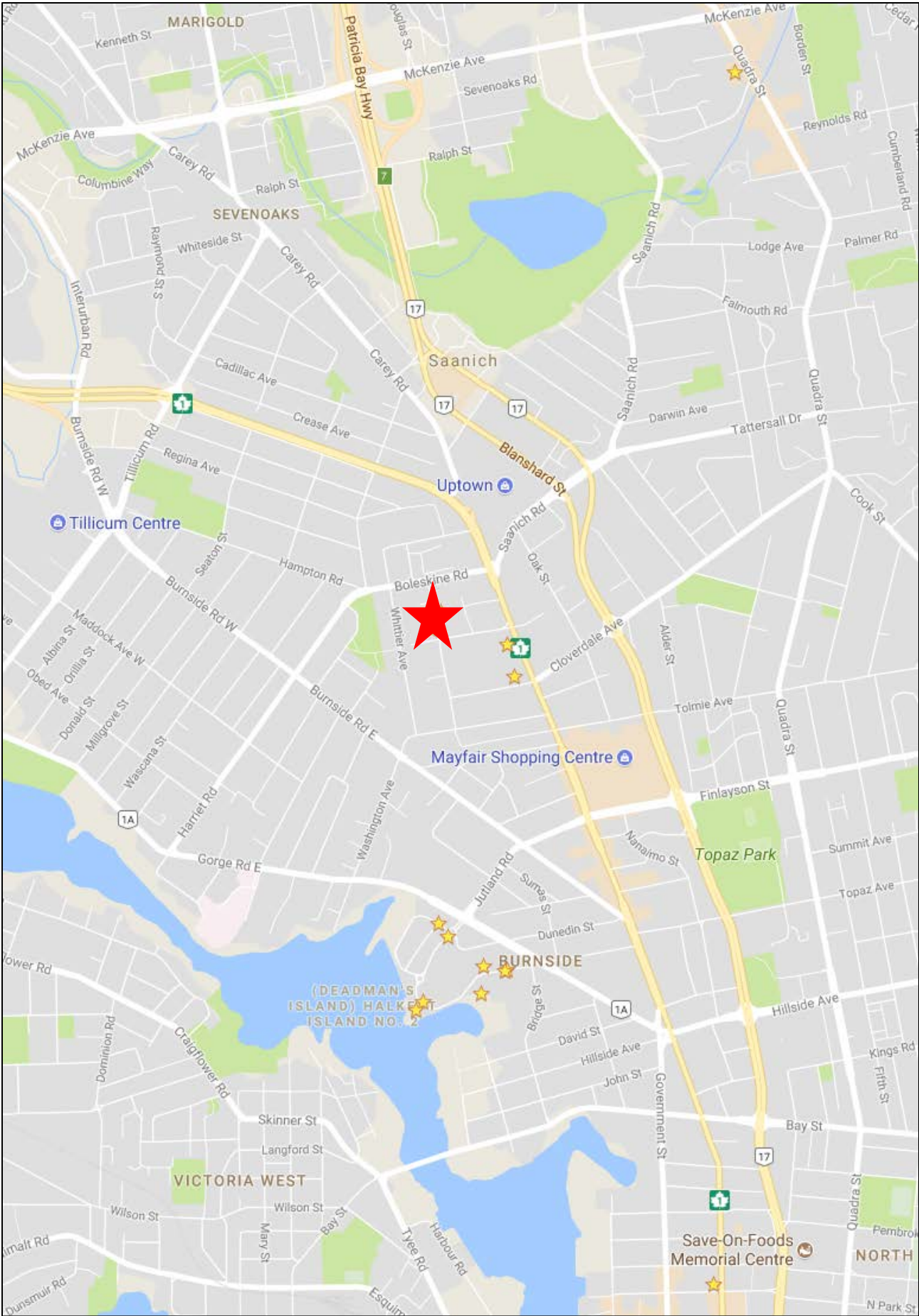
# 3382 Tennyson Ave Floor Plan



## 3382 TENNYSON AVE

DIMENSIONS ARE APPROXIMATE

# 3382 Tennyson Ave Location Map



**3382 Tennyson Ave – Reserved Parking Stalls**



**3382 Tennyson Ave – Street Parking**

