



Colliers



Unit 104, 4220 Commerce Circle | Victoria, BC

For Lease

Centrally located data centre/lab with warehouse

Situated in a post-disaster building, this property offers an exceptional opportunity for distribution services across Greater Victoria and Vancouver Island, thanks to its prime location near both the Patricia Bay Highway (#17) and the Trans-Canada Highway (#1).



Great
parking



One (1) dock
loading door



Convenient
Highway access

Starting from:

\$20.00
PSF

Area:

3,893
SF

Ty Whittaker

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Building Details



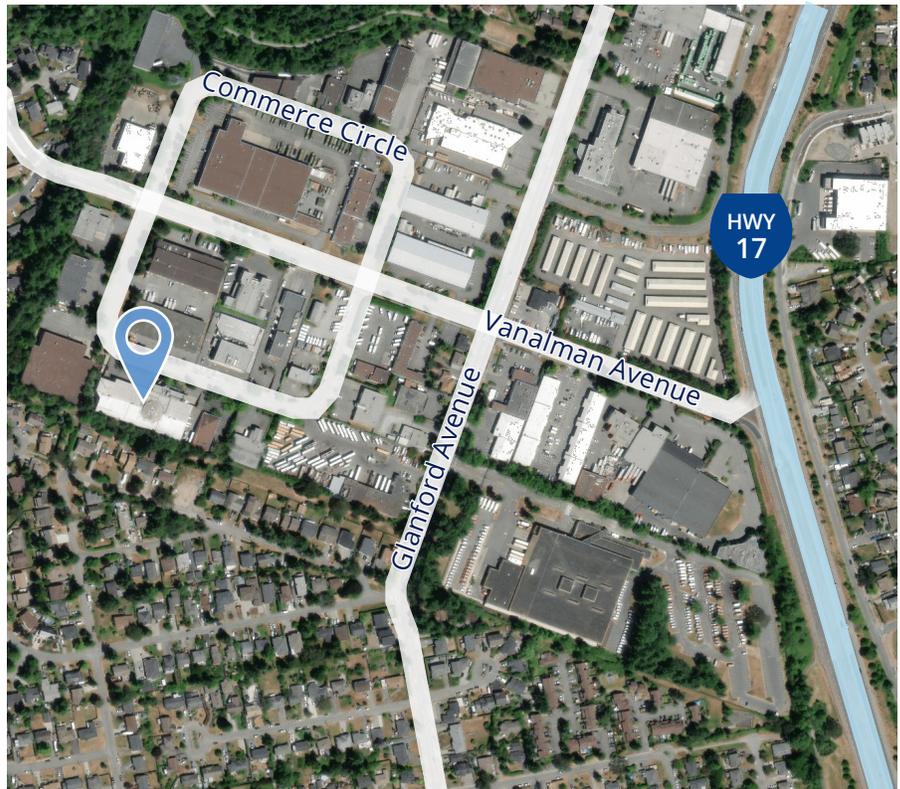
Lease Rate
\$20.00 PSF/annum

Operating Costs
Please consult broker

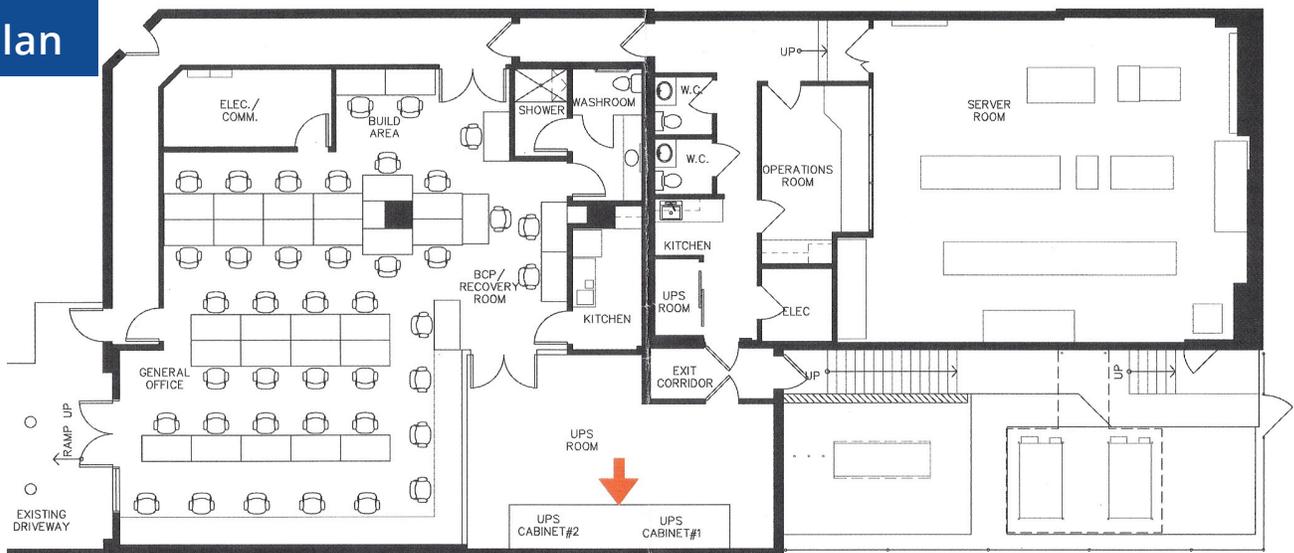
3,893
square feet available

Data Centre Features

- 30 Racks prewired with 30A 208V 3-phase
- HVAC cooling to each rack
- Dual independent power feeds to each rack
- Redundant Generator Backup Power (2 generators)
- Redundant HVAC Units (2 units)
- Redundant UPS Units (2 units)
- All equipment can be maintained without shutdown
- Multiple communication/fiber suppliers (Telus/Shaw/Bell)
- Waterless clean-agent fire suppression system FM200



Floor Plan

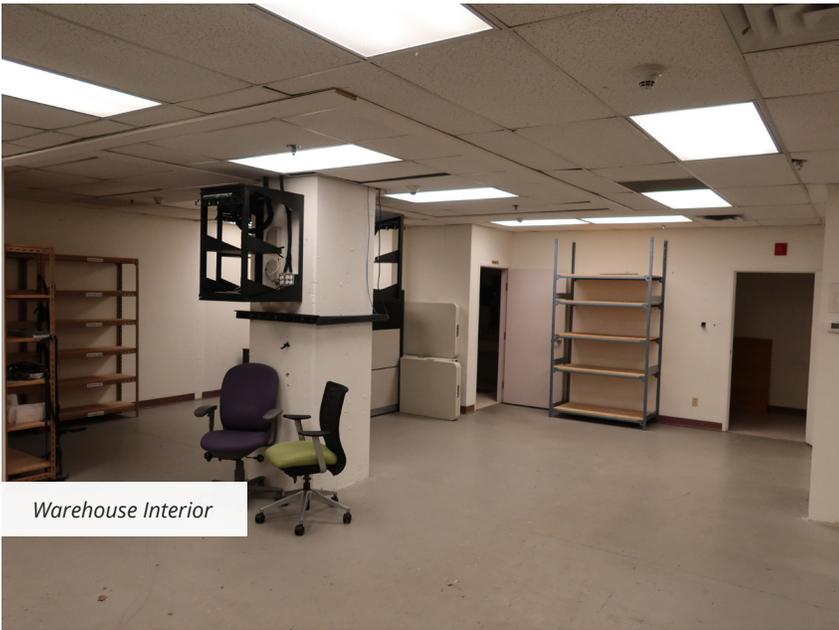




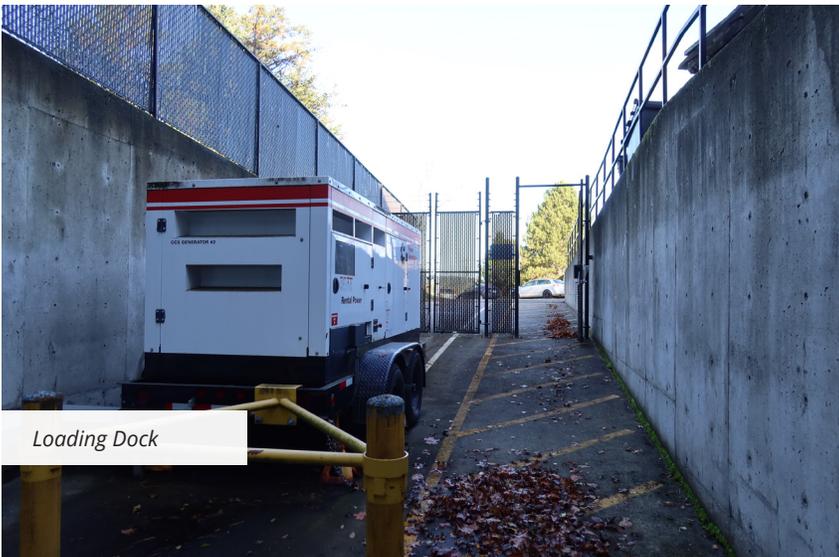
Server Infrastructure



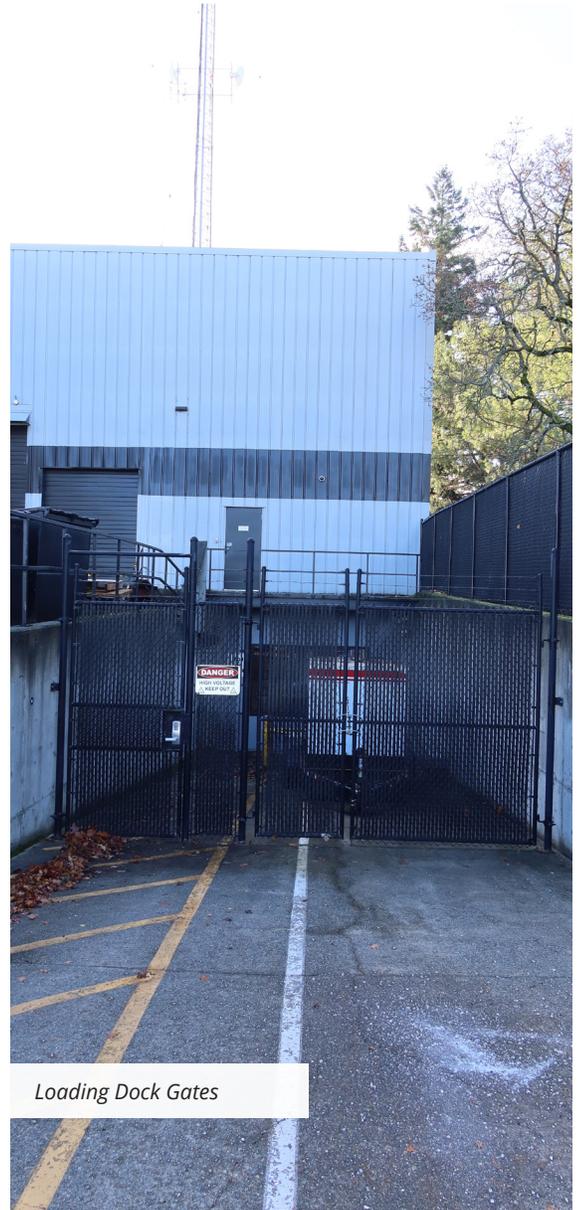
Data Centre



Warehouse Interior



Loading Dock



Loading Dock Gates



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