

**JBW**  
COMMERCIAL

**FOR LEASE**

# SMALL LOT LAND LEASE OPTIONS

**1800 TROWSSE ROAD, MILL BAY**



**Connor Braid**

Personal Real Estate Corporation  
250-410-1991  
connor@jbwcommercial.com

**Harry Jones**

Personal Real Estate Corporation  
250-410-1991  
harry@jbwcommercial.com

**Patrick Wood**

Personal Real Estate Corporation  
250-410-1991  
pat@jbwcommercial.com



# THE OFFERING | SMALL LOTS

Lot	Sq. Ft.	Ac.	Starting Base Rate: 3 Year Term	Starting Base Rate: 5 Year Term	Starting Base Rate: 10 Year Term
Lot 76	44,498	1.02	LEASED		
Lot 77	32,529	0.75	\$2.75/SQFT	\$2.50/SQFT	\$1.90/SQFT
Lot 78	36,748	0.84	\$2.75/SQFT	\$2.50/SQFT	\$1.90/SQFT
Lot 79	45,004	1.03	LEASED		
Lot 80	45,880	1.05	LEASED		

## MALAHAT BUSINESS PARK

The Malahat Business Park (MBP) spans 44 acres in Mill Bay, British Columbia, and serves as a versatile industrial hub. With flexible Business Park Zoning, it accommodates a variety of uses, addressing the demand in one of Canada's most constrained industrial markets. The site features small lot parcels with flexible term leases.

- *Fenced, graded, and graveled lots*
- *Short term lease options*
- *Hydro to Lot Line*
- *Direct Access to Trans-Canada Hwy*

## SALIENT FACTS

### PROPERTY ADDRESS:

1800 Trowsse Road, Mill Bay, BC

### SIZE:

0.75 ac - 1.05 ac sites available

### BASE RENT:

Starting at \$2.50/SQFT/Annum

### ADDITIONAL RENT:

2025 Estimate: \$0.25/SQFT/Annum

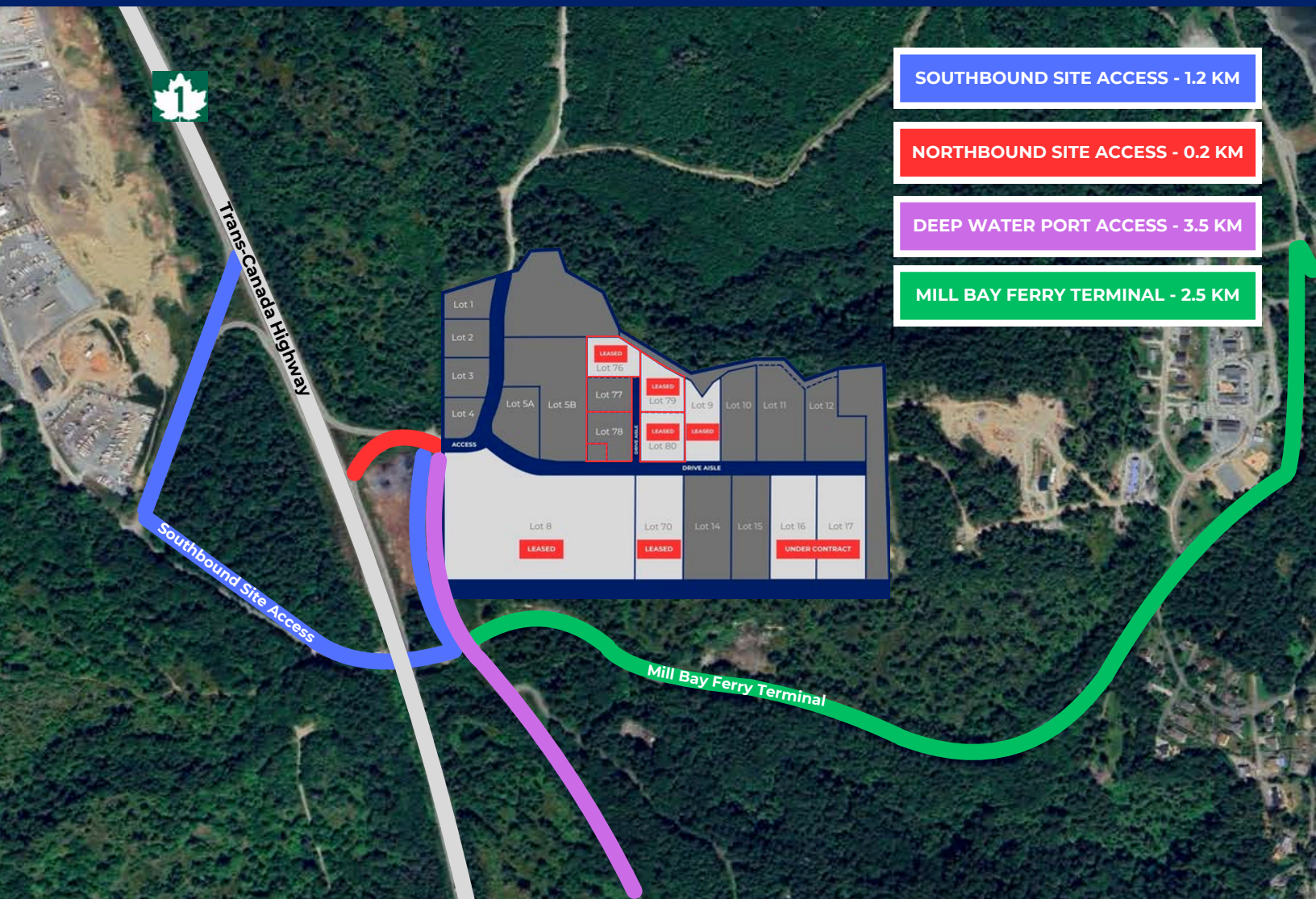
**EXPOSURE & ACCESS:** TC-1 HIGHWAY

**MUNICIPALITY:** Malahat First Nation

**ZONING:** Industrial Business Park



# ACCESS TO MALAHAT BUSINESS PARK



SOUTHBOUND SITE ACCESS - 1.2 KM

NORTHBOUND SITE ACCESS - 0.2 KM

DEEP WATER PORT ACCESS - 3.5 KM

MILL BAY FERRY TERMINAL - 2.5 KM

## ACCESS

Strategically positioned along the Malahat Drive corridor, the Malahat Business Park (MBP) offers unparalleled accessibility and connectivity between the Capital Regional District and the rest of Vancouver Island. This prime location provides exceptional visibility and logistical advantages, making it an ideal destination for industrial, commercial, and distribution-focused businesses seeking a strategic foothold in the region.

The site is easily accessible via dedicated merge lanes and off-ramps, including a northbound exit ramp to Trowsse Road and a southbound exit via Mill Bay Road. These seamless transportation links facilitate efficient movement of goods, services, and workforce, making MBP a premier choice for businesses looking to capitalize on Vancouver Island's growing economy.

## TRADE AREA & DRIVE TIMES

**MILL BAY + 5 MINUTES**

**LANGFORD + 20 MINUTES**

**SAANICH CORE + 25 MINUTES**

**DUNCAN + 25 MINUTES**

**VICTORIA CORE + 40 MINUTES**

**NANAIMO + 60 MINUTES**



# ZONING | MALAHAT BUSINESS PARK

## Permitted Uses - Business Park Zoning:

- 
- Accessory Buildings and Structures;
  - Animal Hospital;
  - Aquaculture, depuration of shellfish;
  - Assembly;
  - Automobile and Recreational Vehicle Storage Facility;
  - Automobile Body and paint Shop;
  - Automobile Parts and Accessories, sale, installation, repair;
  - Automobile Rental and Sale Facility;
  - Automobile Repair and Service Facility;
  - Automobile Towing and Storage Facility;
  - Boat and or watercraft manufacturing;
  - Building supply sales and storage;
  - Cannabis Production, Processing, Distribution and Sales;
  - Car Wash;
  - Commercial Composting within a building;
  - Commercial Nursery and Greenhouse;
  - Concrete plant and concrete products manufacturing ;
  - Conference and meeting facility;
  - Contractors workshop, yard and storage;
  - Electronic sale, servicing and manufacturing;
  - Equipment sales, rental, repair and storage;
  - Feed, seed and agricultural supplies, sales and storage;
  - Film production Studios;
  - Food and beverage manufacturing;
  - Gardening and landscaping supplies and sales;
  - Indoor and outdoor recreation ;
  - Laboratory;
  - Licensed Premises;
  - Liquor Store;
  - Machine Shop;
  - Manufacturing;
  - Manufacturing of log, modular or pre-fabricated homes & associated structures;
  - Mini-Storage Facility;
  - Offices;
  - One dwelling in conjunction with and in addition to any other permitted uses per each unit;
  - Parking Facility;
  - Personal services establishment;
  - Processing of gardening and landscaping supplies and materials;
  - Recreational vehicle manufacturing, with accessory sales;
  - Recycling depot, recycling plant;
  - Refundable container depot;
  - Research and development, high technology centre, education centre;
  - Restaurant, café, take-out food service;
  - Retail store;
  - Secondary processing and manufacturing of wood products, including cabinet and furniture manufacturing, the making of plywood lathe particleboard, and similar products, excluding sawmills pulp and paper mills and log storage and sorting;
  - Service Station including fuel sales;
  - Software engineering office and accessory uses;
  - Technical services;
  - Trade/vocational school;
  - Transportation facility;
  - Veterinary clinic;
  - Warehouse, including mini-warehouse, freight handling and storage;
  - Welding shop, steel and metal product fabrication, extrusion and finishing;
  - Wholesale sales.

JBW Commercial Inc. has prepared this document / brochure / email for the sole purpose of advertising & providing general information. JBW Commercial Inc. and its listing clients do not provide any guarantees or warranties, expressed or implied, regarding the information, including but not limited to, warranties of content, accuracy, completeness, and reliability. They do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient / interested party should undertake their own appropriate independent investigations and due diligence as to the accuracy of the information they deem important. All information provided is subject to errors, omissions, changes, including price, or may be withdrawn without notice. Sizes are approximate and based on architectural drawings, professional or owner's provided information. JBW Commercial Inc. and its listing clients explicitly disclaim all inferred or implied terms, conditions, and warranties arising from this document and exclude any liability for loss and/or damages resulting therefrom. This publication is the copyrighted property of JBW Commercial Inc. and its listing client. © 2025. All rights reserved. E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement and or relationship. JBW Commercial Inc. #102-517 Gore Street, Esquimalt, BC.

## For more information contact:

### Connor Braid

Personal Real Estate Corporation  
250-410-1991  
connor@jbwcommercial.com

### Harry Jones

Personal Real Estate Corporation  
250-410-1991  
harry@jbwcommercial.com

### Patrick Wood

Personal Real Estate Corporation  
250-410-1991  
pat@jbwcommercial.com

## JBW

COMMERCIAL

102 - 517 Gore Street  
Victoria, BC  
V9A 5E5