



FOR LEASE

YARD SPACE & COVERED STORAGE

UP TO 40,000 SF OF INDUSTRIAL YARD SPACE &
5,000 SF OF COVERED STORAGE

690 STEBBINGS ROAD, SHAWNIGAN LAKE

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THE OPPORTUNITY

Rare opportunity to lease up to 40,000 SF of industrial yard space and a 5,000 SF covered storage area located at 690 Stebbings Road. The yard space is flat, graveled, and ready to go. This opportunity also offers 5,000 SF of covered storage by way of a large industrial grade storage tent. With the lack of readily available industrial zoned land for lease in the CRD, this is a great chance to take advantage of this rare opportunity.



OPPORTUNITY HIGHLIGHTS

CIVIC ADDRESS:

690 Stebbings Road, Shawnigan Lake, BC

YARD SPACE SIZE: Up To +/- 40,000 SQFT

COVERED STORAGE SIZE: +/- 5,000 SQFT

ZONING: I-5 - Eco Industrial Zone

YARD RENT: Starting at \$2.00/SQFT

COVERED STORAGE RENT: \$8.00/SQFT

ADDITIONAL RENT: \$0.20/SQFT

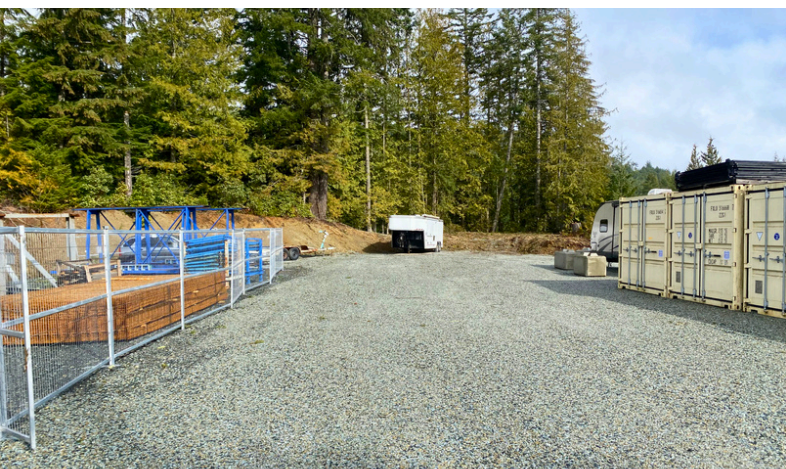
YARD SPACE MONTHLY RENT:

Based on size of yard area

COVERED STORAGE MONTHLY RENT:

\$3,416.67

FLEXIBLE YARD SPACE OPTIONS



LOCATION | 690 STEBBINGS ROAD



Conveniently located just 15 minutes from Langford, this property is perfectly positioned for businesses looking to service both Greater Victoria and key up-island markets, including Mill Bay, Cobble Hill, Duncan, Ladysmith, and Nanaimo. Its strategic location ensures seamless connectivity to a broad customer and supplier base.

With quick access to the Trans-Canada Highway just minutes away, the property offers efficient transportation routes for distribution, logistics, and industrial operations. This prime location provides an excellent opportunity for businesses seeking a well-connected and accessible yard and covered storage space.

TRADE AREA & DRIVE TIME

LANGFORD + 25 MINUTES

SAANICH CORE + 36 MINUTES

VICTORIA CORE + 45 MINUTES

DUNCAN + 12 MINUTES

NANAIMO + 50 MINUTES

MILL BAY + 8 MINUTES

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