

**FOR LEASE**

# **LOT 70 - MALAHAT BUSINESS PARK**

**± 26,637 - 40,000 SQFT WAREHOUSE  
WITH DOCK AND GRADE LOADING**



**JBW**  
COMMERCIAL

**1800 TROWSSE ROAD, MILL BAY, BC**



# LOT 70 | 1800 TROWSSE ROAD



## COMPLETION | Q3 2026

Opportunity to lease a ± 26,637 - 40,000 SQFT pre-engineered steel frame warehouse unit with Highway (TC-1) access, in Mill Bay, BC. With construction underway, completion and possession is set for Q3 2026.

The property is situated within the Malahat Business Park, strategically located between Vancouver Island's largest markets, Nanaimo and Victoria.



## SALIENT FACTS

### CURRENT ADDRESS:

Lot 70, 1800 Trowsse Road, Mill Bay or

### FUTURE ADDRESS:

1005 Squilew' Street, Mill Bay, BC

### LEGAL ADDRESS:

Lot 70, Malahat Indian Reserve No. 11, British Columbia

**LOT SIZE:** 2.54 ac

**MUNICIPALITY:** Malahat First Nation

**ZONING:** Business Park

## PROPERTY HIGHLIGHTS

### ACCESS:

Direct Access to Highway 1

**MUNICIPALITY:** Malahat First Nation

**ZONING:** Business Park

### LOADING

Four (4) x dock level loading bays  
One (1) x grade level loading bay  
Ample truck maneuvering room

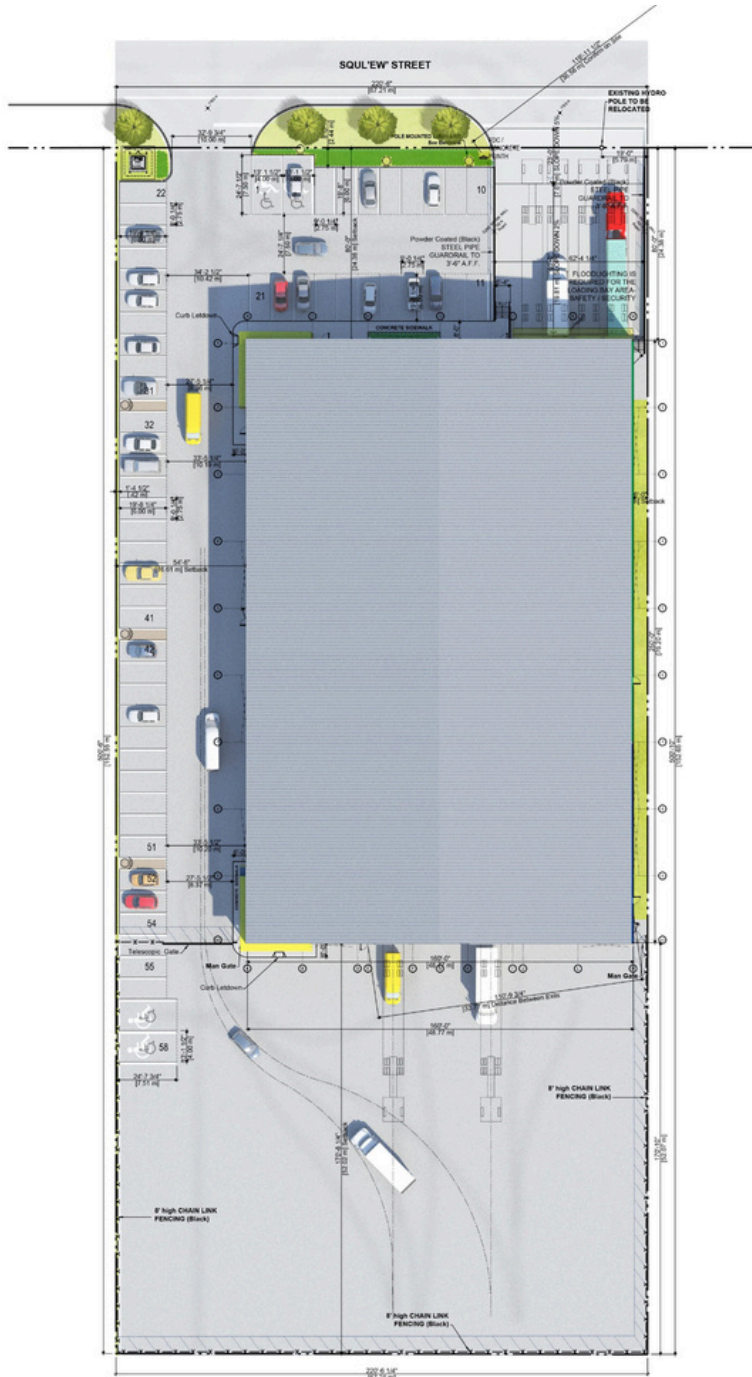
### PARKING

Total stalls for Unit 1 & 2: 36 - 55 stalls  
(additional stalls available on request)

### RATES

Basic Rent: \$16.00  
Additional Rent: \$5.50

# LOT 70 | 1800 TROWSSE ROAD



## OVERVIEW | $\pm 26,637 - 40,000$ SQFT

Unit 1 offers four (4) dock and one (1) grade level loading bays, multiple man doors, 36 parking stalls, and a split-level corner office.

There is potential to combine Units 1 & 2 for a  $\pm 40,000$  SQFT unit for prospective tenants seeking a larger format warehouse.

This opportunity also provides for additional outdoor yard space to be leased in conjunction with the warehouse space.

## ASSET-SPECIFIC DATA POINTS:

**ESTIMATED COMPLETION/OCCUPANCY**  
Q3 2026

**ACCESS/EGRESS**  
Trans-Canada Highway to Trowsse Road

**FRONTAGE**  
Trowsse Road

**CONSTRUCTION**  
Pre-engineered steel frame on concrete slab

**STOREYS**  
Single storey warehouse. Split level office

**TOTAL UNITS**  
2

**GROSS BUILDING AREA**  
 $\pm 26,637 - 40,000$  SQFT

**NET RENTABLE SF**  
Warehouse:  $\pm 25,765$  SQFT  
Office:  $\pm 872$  SQFT  
Mezzanine:  $\pm 1,106$  SQFT

Option for up to 40,000 SQFT of Warehouse

**YARD SPACE**  
Available Upon Request

**ELECTRICAL**  
Three Phase, 1200 AMP

**PLUMBING**  
6" sewer service (2026)

**HEAT**  
Electric Heat

**FLOOR LOAD**  
5" reinforced concrete slab (upgrade available)

**CEILING HEIGHT**  
24'8" to 30' (the center of the bldg is 30', the perimeter is 24'8")

**LAYOUT**  
Design build available for Tenant.

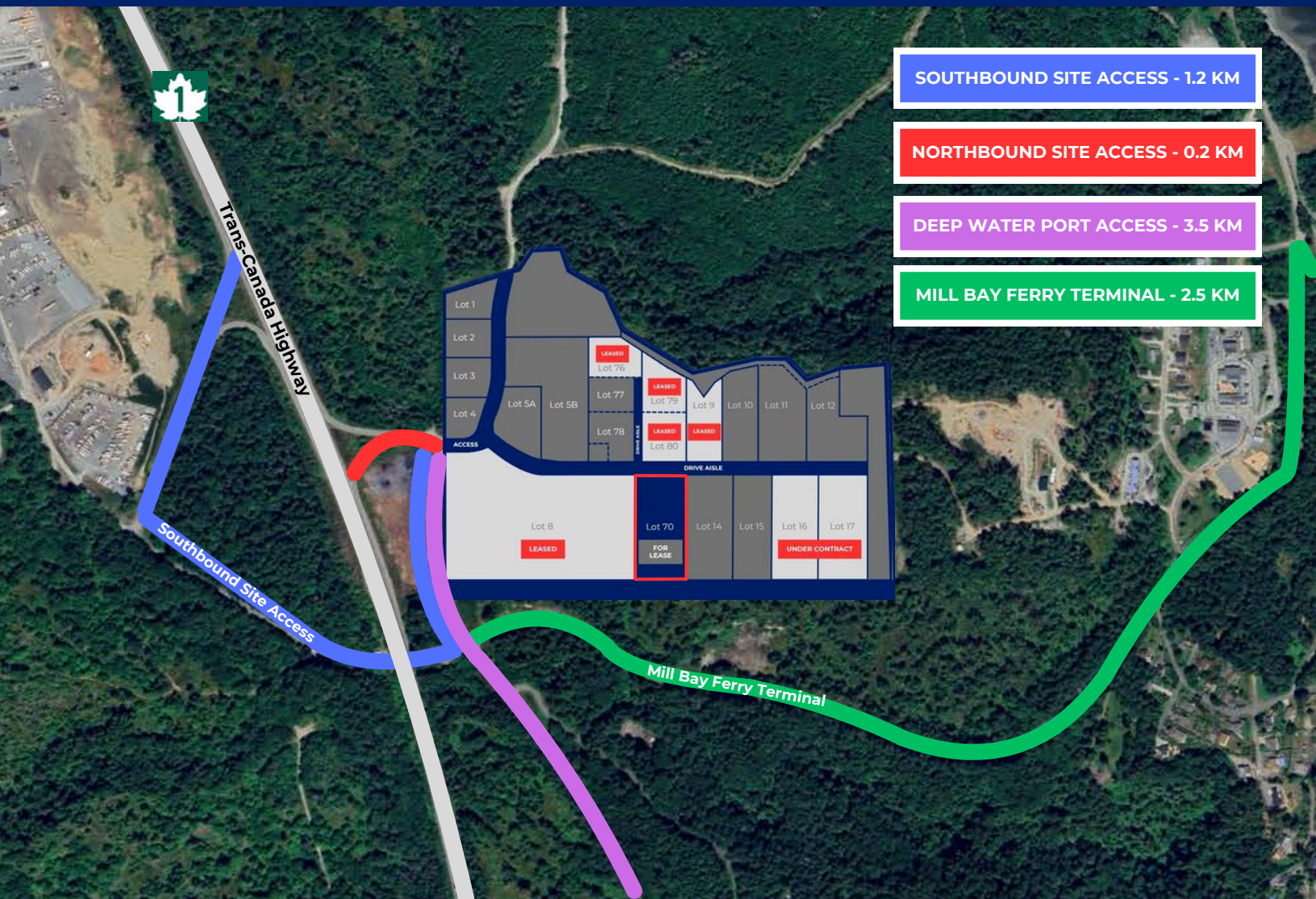
**FINISHES**  
Hi Bay LED warehouse lighting  
Fire Suppression: In Planning

**VIEW ARCHITECTURAL  
DRAWINGS**





# 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 | LOT 70

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:

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- 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.





**For more information contact:**

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