

FOR LEASE

JBW
COMMERCIAL



GROUND-FLOOR INDUSTRIAL / OFFICE UNITS

5 & 6 — 10114 MCDONALD PARK ROAD

NORTH SAANICH, BC

±4,812

SQ FT GROUND FLOOR

18'

CEILING HEIGHT

\$17.00

BASE RENT / SQ FT

CS-1

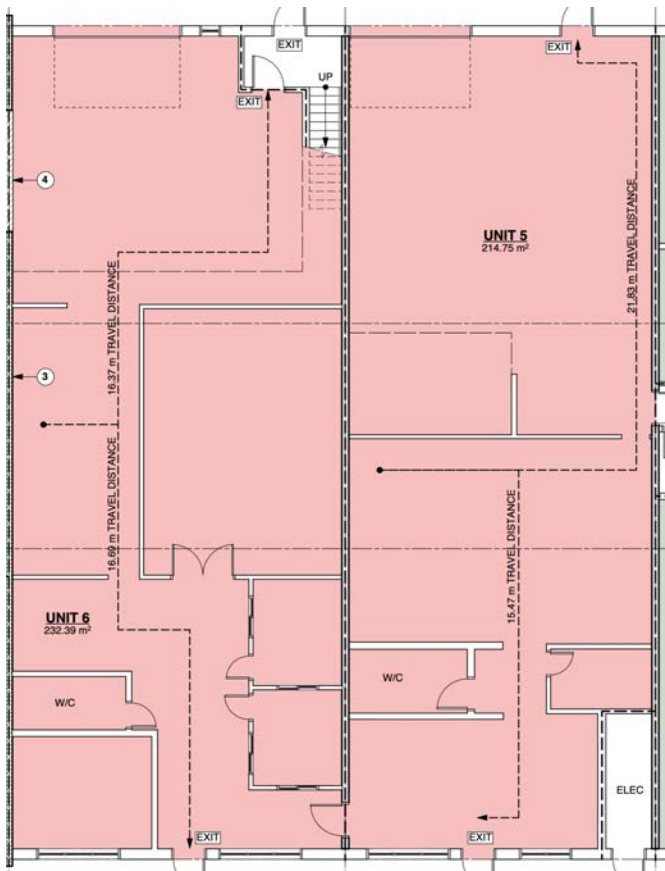
LIGHT INDUSTRIAL

01 THE OFFERING

Units 5 and 6 at 10114 McDonald Park Road offer $\pm 4,812$ sq ft of ground-floor industrial and office space in North Saanich's McDonald Park industrial node. The space pairs a substantial built-out office component, including seven private offices, a shared two-desk office, a boardroom, a kitchenette, and two washrooms, with an open shop and warehouse area under 18-foot ceilings, served by two 12-foot-wide by 14-foot-high grade-level doors.

Two 3-phase electrical services support manufacturing and shop equipment, eight parking stalls are provided, and the CS-1 zoning accommodates a broad range of light industrial uses. Space of this configuration, pairing full office build-out with functional warehouse, is rarely available on the Saanich Peninsula.

MAIN FLOOR PLAN, UNITS 5 AND 6



SALIENT FACTS

ADDRESS	5 & 6 — 10114 McDonald Park Road
MUNICIPALITY	District of North Saanich
ZONING	CS-1 Light Industrial
UNIT SIZE	$\pm 4,812$ sq ft ground floor
CEILING HEIGHT	18 feet
LOADING	Two (2) grade-level doors, 12' W $\times$ 14' H
PARKING	Eight (8) stalls provided
AVAILABLE	Contact listing agents

LEASE TERMS

\$17.00

BASE RENT / SQ FT

\$8.73

ADDITIONAL RENT / SQ FT

Operating costs	\$5.25 / sq ft
Property taxes	\$3.48 / sq ft
Total gross rent	\$25.73 / sq ft
Estimated monthly	\$10,318 + GST



GRADE LEVEL LOADING, UNITS 5 AND 6

02 THE SPACE



BOARDROOM



KITCHENETTE



OFFICE SPACE

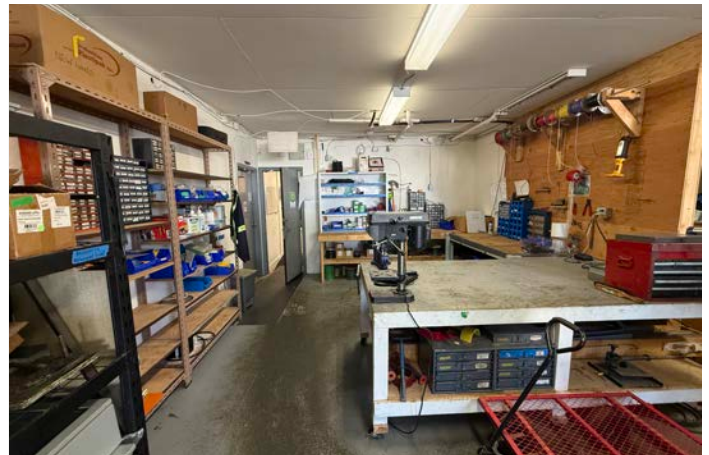
03 WAREHOUSE AND SHOP



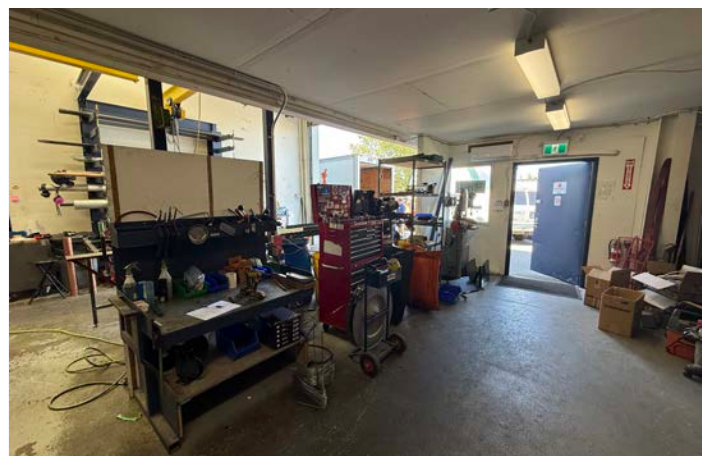
GRADE LEVEL BAY DOOR AND SHOP



SECOND GRADE LEVEL BAY DOOR AND WAREHOUSE



SHOP AND WORK BENCH AREA



SHOP AND WAREHOUSE SPACE



LOCATION

10114 McDonald Park Road sits in North Saanich's established McDonald Park industrial node, minutes from the Pat Bay Highway (Highway 17), Victoria International Airport, and the Swartz Bay ferry terminal. The corridor is the Saanich Peninsula's principal light industrial area, occupied by marine, aviation, technology, and trades users.

Sidney's town centre and its amenities are a five-minute drive, and downtown Victoria is under thirty minutes south on Highway 17.

[VIEW ON GOOGLE MAPS](#)

DRIVE TIMES

HIGHWAY 17	2 min
VICTORIA AIRPORT	4 min
SIDNEY	5 min
SWARTZ BAY FERRIES	7 min
DOWNTOWN VICTORIA	28 min

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LISTING CONTACT

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