

FOR LEASE

GROUND-FLOOR INDUSTRIAL / OFFICE UNIT

UNIT 6 — 10114 MCDONALD PARK ROAD

NORTH SAANICH, BC

JBW COMMERCIAL

±2,501	18'	$17.00	CS-1
SQ FT GROUND FLOOR	CEILING HEIGHT	BASE RENT / SQ FT	LIGHT INDUSTRIAL

01 THE OFFERING

Unit 6 at 10114 McDonald Park Road offers ±2,501 sq ft of ground-floor industrial and office space in North Saanich's McDonald Park industrial node.

The unit pairs a built-out office component, including a boardroom, private offices and a washroom, with an open shop and warehouse area under 18-foot ceilings, served by a 12-foot-wide by 14-foot-high grade-level door. CS-1 zoning accommodates a broad range of light industrial uses.

PROPERTY HIGHLIGHTS

BUILT-OUT OFFICE
Boardroom, private offices and washroom

18' CEILINGS
Open shop and warehouse area

GRADE-LEVEL LOADING
12' W × 14' H overhead door

CS-1 ZONING
Broad range of light industrial uses

SALIENT FACTS

ADDRESS	6 — 10114 McDonald Park Road
MUNICIPALITY	District of North Saanich
ZONING	CS-1 Light Industrial
UNIT SIZE	±2,501 sq ft
CEILING HEIGHT	18 feet
LOADING	One (1) grade-level door, 12' W × 14' H
AVAILABLE	Contact listing agent

02 LEASE TERMS

$17.00
BASE RENT / SQ FT

$8.73
ADDITIONAL RENT / SQ FT

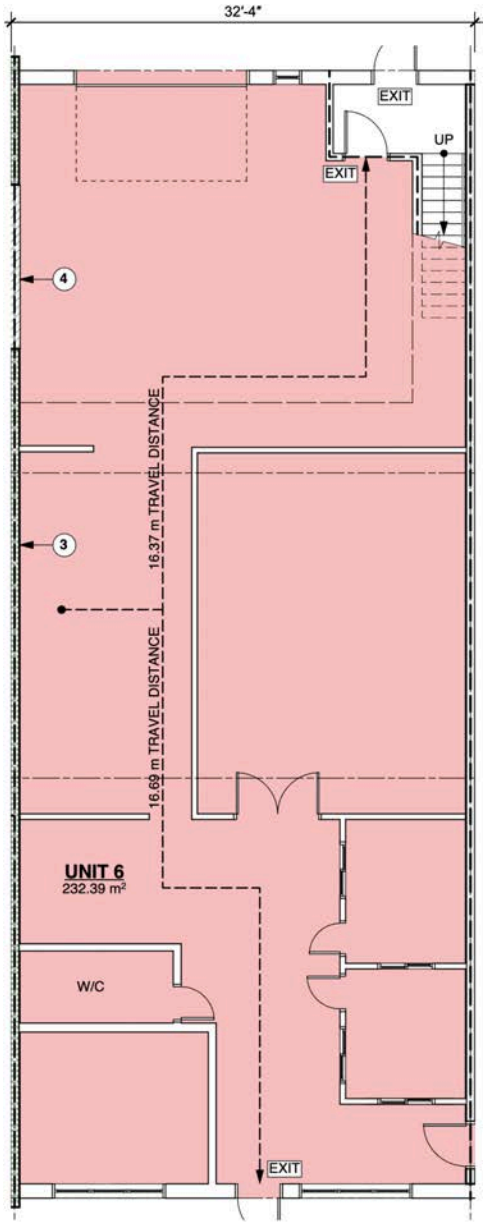
BASED ON 2,501 SQ FT	MONTHLY
Base rent	$3,543.08
Additional rent	$1,819.48
Total gross	**$5,362.56**

Additional rent comprises operating costs of $5.25 / sq ft and property taxes of $3.48 / sq ft. All figures plus GST.



WAREHOUSE AND GRADE-LEVEL LOADING

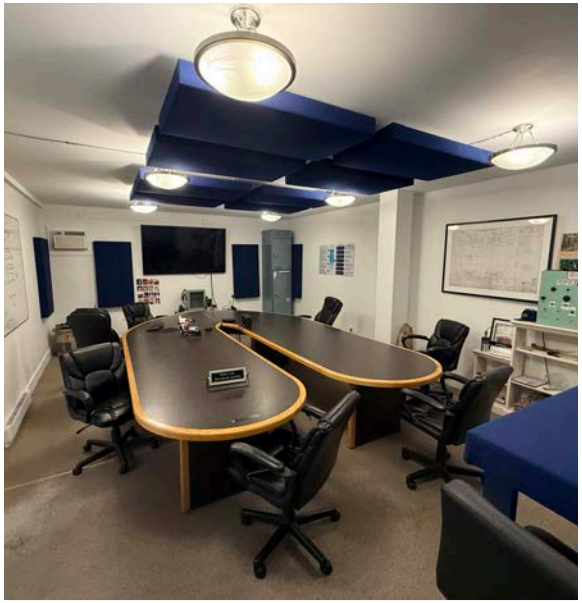
03 FLOOR PLAN



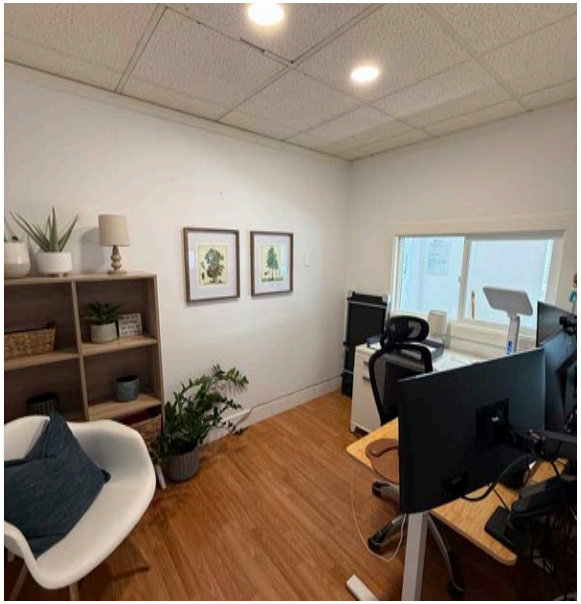
MAIN FLOOR, UNIT 6



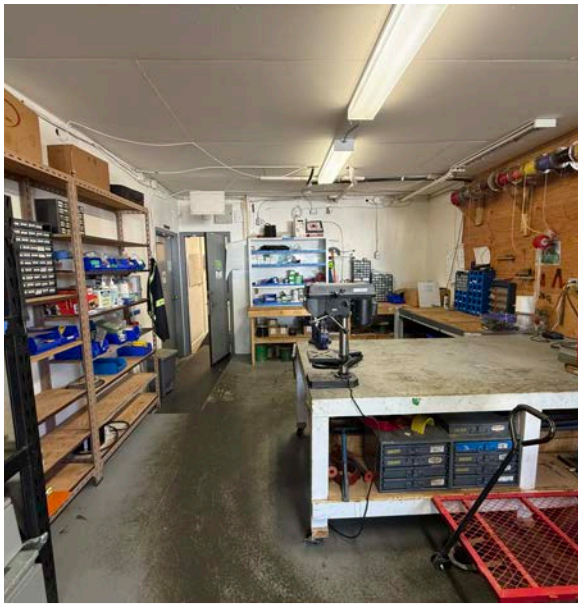
GRADE-LEVEL BAY DOOR AND SHOP



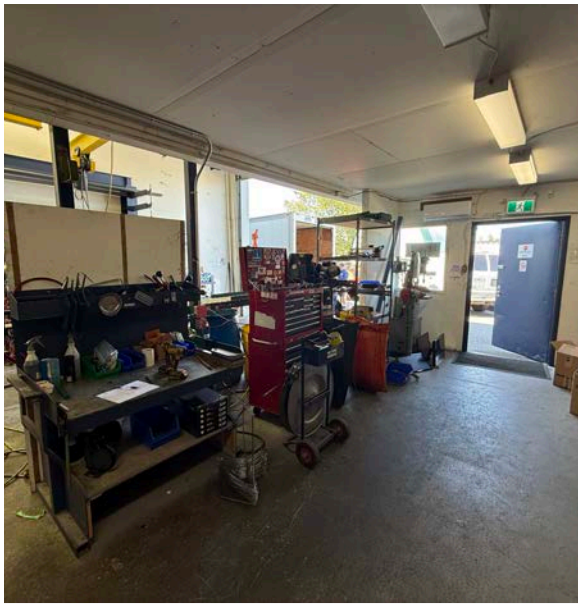
BOARDROOM



PRIVATE OFFICE



SHOP AND WORK BENCH AREA



SHOP AND WAREHOUSE SPACE



05 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 is 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

LISTING CONTACT

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