

FOR LEASE

15 - 2075 Henry Avenue
Sidney, BC

± 1,482 SQFT Small Bay Warehouse
(With ± 1,547 SQFT - Mezzanine)



Connor Braid

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

JBW
COMMERCIAL

Harry Jones

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



THE OPPORTUNITY

This property presents the opportunity to lease a warehouse unit within the well-located West Sidney Business Park. Offering 3,029 SQFT of functional space, including second floor mezzanine, the unit provides an efficient combination of warehouse and second floor mezzanine, supported by high ceilings, grade-level loading, and on-site parking.

Located within one of Greater Victoria's most strategic industrial nodes, the property benefits from immediate access to Highway 17, Victoria International Airport, and key transportation routes serving the Saanich Peninsula and the broader region. With flexible industrial zoning and a layout suitable for a wide range of uses, this offering represents a rare chance to secure quality industrial space in a tightly constrained and high-demand market.



OPPORTUNITY HIGHLIGHTS

CIVIC ADDRESS:

15 - 2057 Henry Avenue, Sydney, BC

SIZE:

± 1,482 SQFT - Main Floor
 ± 1,547 SQFT - Upstairs, Office & Mezzanine

Total: ± 3,029 SQFT

BASE RENT:

Main: \$17.00 / SQFT
 Mezzanine: \$14.00 / SQFT

ADDITIONAL RENT:

\$5.03 / SQFT

TOTAL MONTHLY RENT:

\$5,174.00 + GST



PROPERTY DETAILS

ZONING

AP-1 - Airport, RA-1 - Rural Agricultural 1

ACCESS/EGRESS

Henry Ave W via McDonald Park Road or Galaran Road

STOREYS

Main + Upper & Mezzanine

LOADING DOOR

1 x Grade Level Loading Door

PARKING

3 Parking Stalls

LIGHTING

Ample Lighting Throughout

ELECTRICAL

100 AMP 120/208V

PLUMBING

1 x Washroom

HEATING

1 x Suspended Gas Fired Heater

LAYOUT

- Open Concept Warehouse
- Second Floor Office
- Front Showroom
- 2nd Level Mezzanine



LOCATION

Situated within the Victoria International Airport Lands, this property benefits from one of the most strategically connected industrial locations on the Saanich Peninsula. The area serves as a key hub for logistics, aviation-related services, light industrial users, and technology-based businesses, supported by seamless access to Highway 17 (Pat Bay Highway) and major regional transportation routes.

With its central position between Sidney, Central Saanich, and Greater Victoria, the location offers excellent connectivity for employees and customers alike. The site's accessibility, visibility, and established industrial ecosystem make it a highly sought-after setting for companies seeking efficiency, operational convenience, and long-term stability within one of Vancouver Island's most constrained industrial markets.

TRADE AREA & DRIVE TIMES

SIDNEY + 5 MINUTES

YYJ AIRPORT: + 8 MINUTES

SWARTZ BAY FERRY: + 8 MINUTES

SAANICH CORE + 25 MINUTES

LANGFORD + 30 MINUTES

DOWNTOWN VICTORIA + 30 MINUTES

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For more information contact:

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102 - 517 Gore Street
Victoria, BC
V9A 5E5