

FOR LEASE

LARGE FORMAT INDUSTRIAL PARK

1800 TROWSSE ROAD, MILL BAY




JBW
COMMERCIAL

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TERRITORIAL ACKNOWLEDGMENT

An aerial photograph showing a large commercial development site. The site is a cleared area with several buildings, including a prominent blue-roofed structure. There are parking lots, roads, and utility lines. The site is surrounded by dense green forest. In the background, a large body of water (likely a bay or inlet) is visible under a clear sky with some light clouds. The overall scene is a mix of natural landscape and industrial development.

We want to recognize that this project takes place on the ancestral lands of the Malahat First Nation. The Malahat people have flourished here for countless generations, and their rich culture, language, and history remain integral to the fabric of this community.

For the Malahat First Nation, the business park represents an important opportunity to engage with and enhance their connection to the land, resources, and economy within their traditional territory. By focusing on investment, management, employment opportunities, and the creation of wealth, this initiative plays a vital role in supporting the Nation's journey toward economic independence and self-reliance.

THE OFFERING | Up To 99 Year Lease Terms



LOT SIZES | +/- 0.70 - 10.00+ acres

The Malahat Business Park (MBP) spans 44 acres in Mill Bay, British Columbia, and serves as a versatile industrial hub. With flexible Business Park Zoning, it accommodates a variety of uses, addressing the demand in one of Canada's most constrained industrial markets. The site features industrially zoned parcels available in different sizes and layouts to suit diverse needs.

ADVANTAGES TO THE MALAHAT BUSINESS PARK

- *Strategically located between Victoria and Nanaimo, Vancouver Islands major economic markets.*
- *Access to Saanich Inlet deep water port.*
- *Potential for tenants to access to provincial and federal government procurement programs and complimentary First Nations businesses.*
- *Ability to utilize large format, industrial land parcels - a rarity in the current market.*
- *Flexible zoning accommodating a wide array of industrial and commercial land uses.*

- *Flexible Small and Large Lot Sizes*
- *Expansive Business Park Zoning*
- *3 - 30+ Year Lease Terms*
- *Direct Access to Trans-Canada Hwy*

SALIENT FACTS

PROPERTY ADDRESS:

1800 Trowsse Road, Mill Bay, BC

SIZE:

0.70 ac - 10.00+ ac sites available

BASE RENT:

CONTACT LISTING AGENTS

ADDITIONAL RENT:

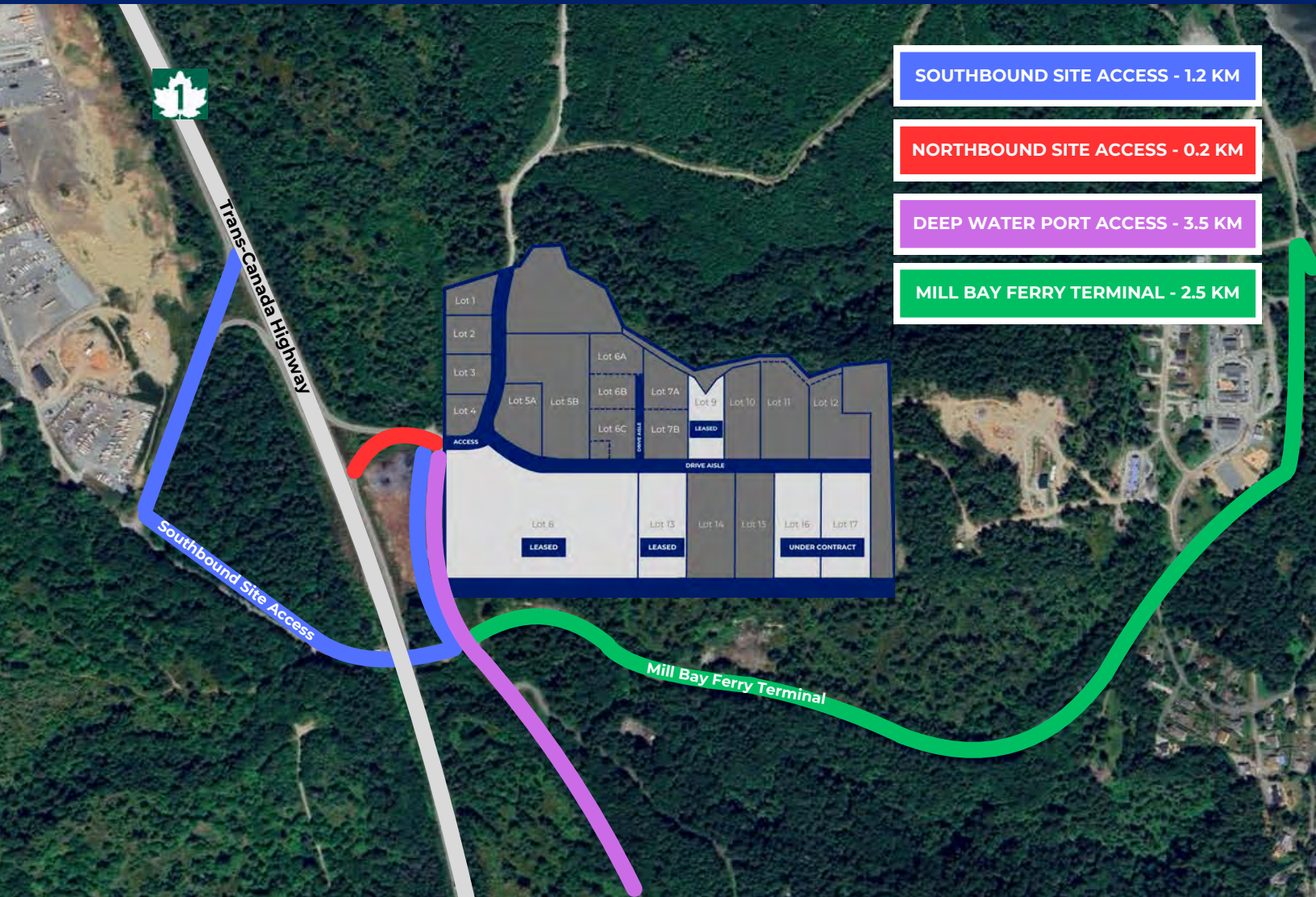
CONTACT LISTING AGENTS

EXPOSURE & ACCESS: TC-1 HIGHWAY

MUNICIPALITY: CVRD

ZONING: Industrial Business Park

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

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

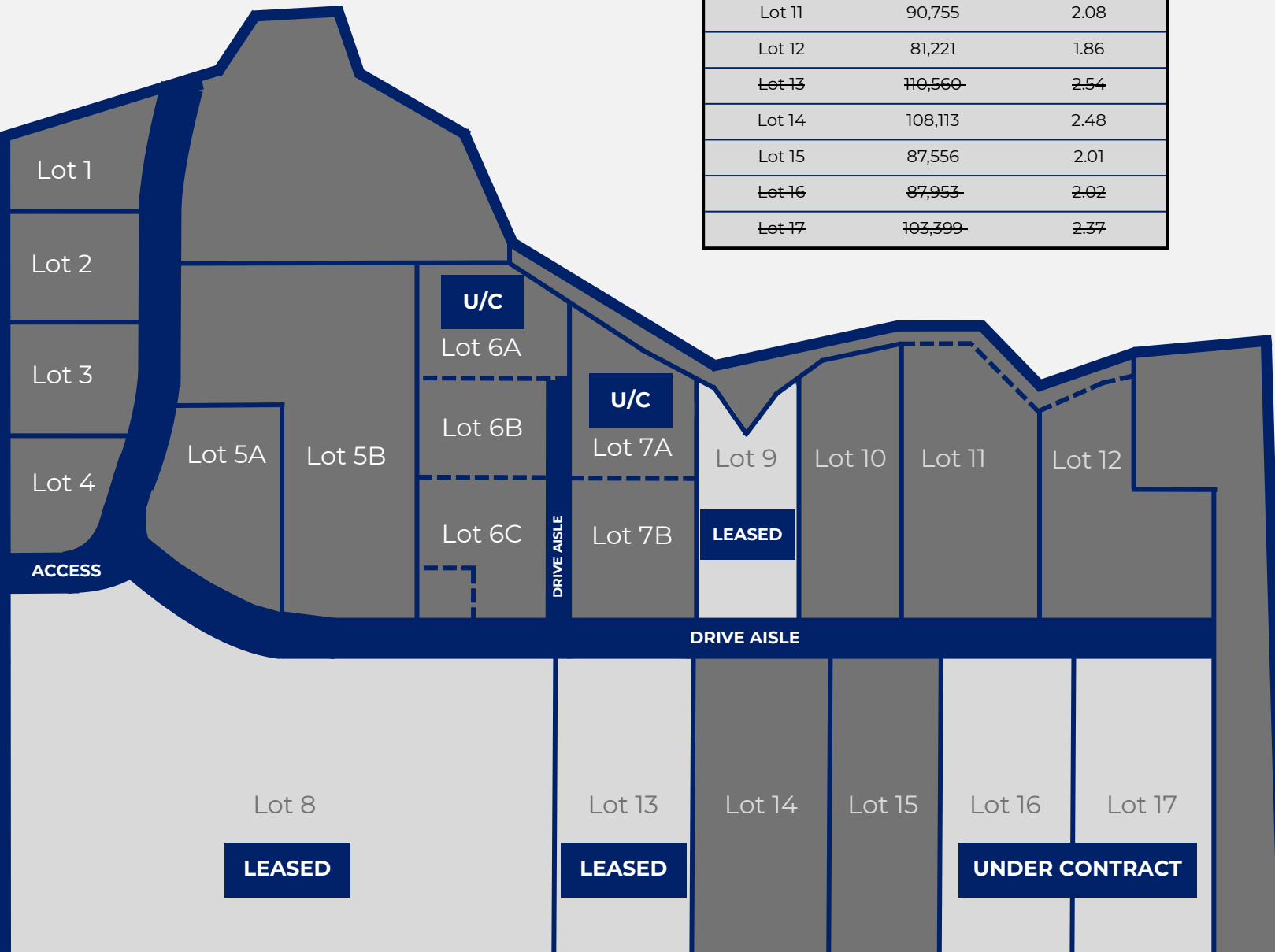
SITE PLAN | LOT AVAILABILITY

LOT SIZES & PRICING

Malahat Business Park hosts a wide range of lots sizes, accommodating small lots (0.70 acres) and contiguous lots allowing for up to +/- 10.00 acres.

Pricing varies depending on lot size and length of term, please contact the listing agents for a detailed breakdown based on your specific requirements.

Lot	Sq. Ft.	Ac.
Lot 1	35,052	0.80
Lot 2	35,819	0.82
Lot 3	35,677	0.82
Lot 4	28,974	0.67
Lot 5B	159,804	3.67
Lot 6A	44,498	1.02
Lot 6B	32,529	0.75
Lot 6C	36,748	0.84
Lot 7A	45,004	1.03
Lot 7B	45,880	1.31
Lot 9	56,880	1.31
Lot 10	68,779	1.58
Lot 11	90,755	2.08
Lot 12	81,221	1.86
Lot 13	110,560	2.54
Lot 14	108,113	2.48
Lot 15	87,556	2.01
Lot 16	87,953	2.02
Lot 17	103,399	2.37



ZONING | MALAHAT BUSINESS PARK

Permitted Uses - Business Park Zoning:

- 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.

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