

FOR LEASE

LARGE FORMAT INDUSTRIAL PARK • 1800 TROWSSE ROAD, MILL BAY



Malahat
BUSINESS PARK



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The Opportunity

The Malahat Business Park (MBP) is a 44-acre industrial business park located in Mill Bay, British Columbia. The MBP caters to a wide range of uses with a flexible Business Park Zoning within one of Canada's tightest industrial markets. The property includes a mix of industrial zoned land parcels with various lot sizes and configurations.



Built-To-Suit
Warehouse Options



Fenced, secured land
lease options



Direct Access to
Trans-Canada Highway



Flexible zoning, wide
range of allowable uses



Lot Sizes

Lot	Parcel Size	Configuration
Lots 1 – 4	0.5 – 2.0-acre flexible lot size options	± 10,000 - 20,000 SQFT market standard warehouse or build-to-suit options.
Lots 5B – 7	0.5 – 4.0-acre flexible lot size options	± 10,000 - 20,000 SQFT market standard warehouse or build-to-suit options.
Lots 9 – 17	1.0 - 10.0-acre flexible lot size options	± 20,000 - 100,000+ SQFT build-to-suit options.



Advantages to the Malahat Business Park

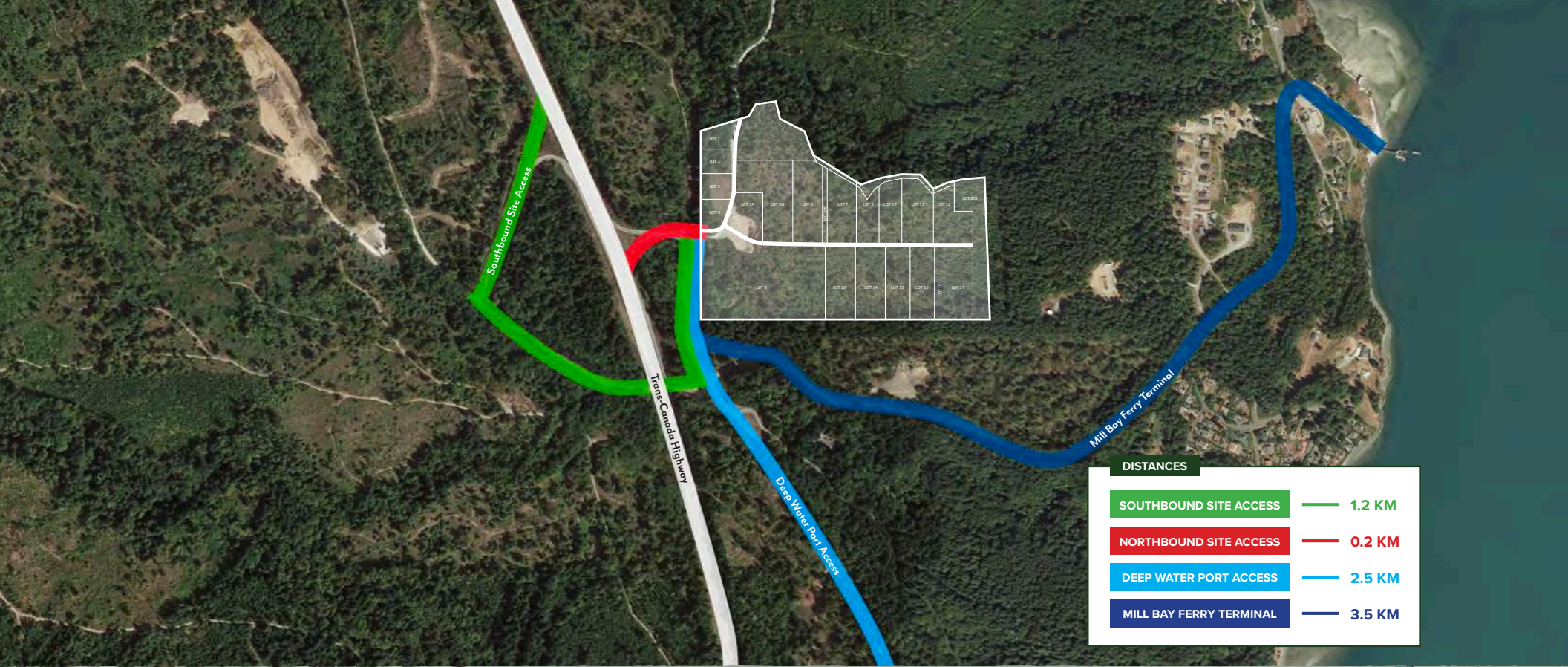


- 1** Strategically located between Victoria and Nanaimo, Vancouver Islands major economic markets.
- 2** Access to Saanich Inlet deep water port.
- 3** Potential for tenants to access to provincial and federal government procurement programs and complimentary first nations businesses.
- 4** Ability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

Location

Nestled at the crossroads of major transportation routes and surrounded by a network of logistical infrastructure, the location is undeniably strategic for supply and distribution. Its advantageous position offers accessibility and efficiency, making it a coveted hub for businesses and organizations. With well-connected highways, waterways, and airports converging in close proximity, the property allows for seamless movement of goods and resources.





Access

The Malahat Business Park is strategically situated near the Malahat Drive, a key transportation corridor connecting the Capital Regional District and the rest of Vancouver Island. This prime location offers excellent accessibility, visibility, and connectivity, making it an ideal destination for businesses and industries seeking to establish a strong presence in the region.

The MBP is located approximately 30 minutes north of Downtown Victoria and 55 minutes south of Downtown Nanaimo, adjacent to the Trans Canada Highway (TC-1) on Trowsse Road. Access to the site from the TC-1 is by way of merge lanes and off-ramps, with a northbound exit ramp to Trowsse Road (200 m from TC-1) and southbound exit ramp via Mill Bay Rd to Trowsse Rd (1.2 km from TC-1).

Territorial Acknowledgement

We would like to begin by acknowledging that the project is situated on the traditional territory of the Malahat First Nation. For generations, the Malahat people have lived and thrived on this land, and their culture, language, and history continue to shape the community today.

For the Malahat First Nation, the business park is a means for the involvement and promotion of the Malahat People in the lands, resources, and, in particular, the economy of the Malahat traditional territory. Through investment, management, job creation, and wealth creation for the Malahat People, this business park is a key strategy in the Nation's self-sufficiency.



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