

1952

Mills Road
North Saanich, BC



FOR SALE

3,400 SF FREEHOLD LIGHT INDUSTRIAL BUILDING

Owner-Occupier or Investment Opportunity, Steps from Victoria Airport

The Offering

1952 Mills Road / North Saanich, BC

CBRE Limited is pleased to offer the opportunity to purchase a new-build freehold industrial building at 1952 Mills Road in North Saanich, BC. Expected to complete in Q2, 2026, the Property features 3,400 SF of building area, 3 loading bays, 8 paved surface parking stalls, and office space. CS-1 zoning provides occupiers with a wide range of potential uses. The location is exceptionally convenient, steps from HWY 17 and the Victoria International Airport.

Highlights

- + Rare freehold industrial in North Saanich, BC
- + Brand-new modern construction
- + 3,400 SF of building area, including open warehouse space & 370 SF of office
- + 3 loading doors / service bays
- + 18' ceilings throughout
- + 8 paved surface stalls in the front yard area
- + Opportunity for owner-occupier to demise building
- + Exceptional proximity to Victoria International Airport & BC Ferries Swartz Bay Terminal
- + Steps from HWY 17 North/South to Victoria (25 mins)
- + Expected to complete in Q2, 2026

PRICE: \$1,950,000



Property Details

Municipal Address:	1952 Mills Road North Saanich, BC
Legal Description:	LOT 4, PLAN VIP6652, SECTION 13, RANGE 2E, NORTH SAANICH LAND DISTRICT
PID:	005-868-041
Lot Size:	7,200 SF
Building Area:	3,400 SF
Parking:	8 Surface Stalls in Paved Front Yard
Power:	400 Amp Single-Phase
Heating:	Overhead Gas Heating
Ceiling Height:	18' Ceiling Heights Throughout
Loading:	3 Grade Level Doors (Two 10' x 12' One 10' x 14')
Zoning:	CS-1 Light Industrial
Completion:	Expected to Complete in Q2, 2026

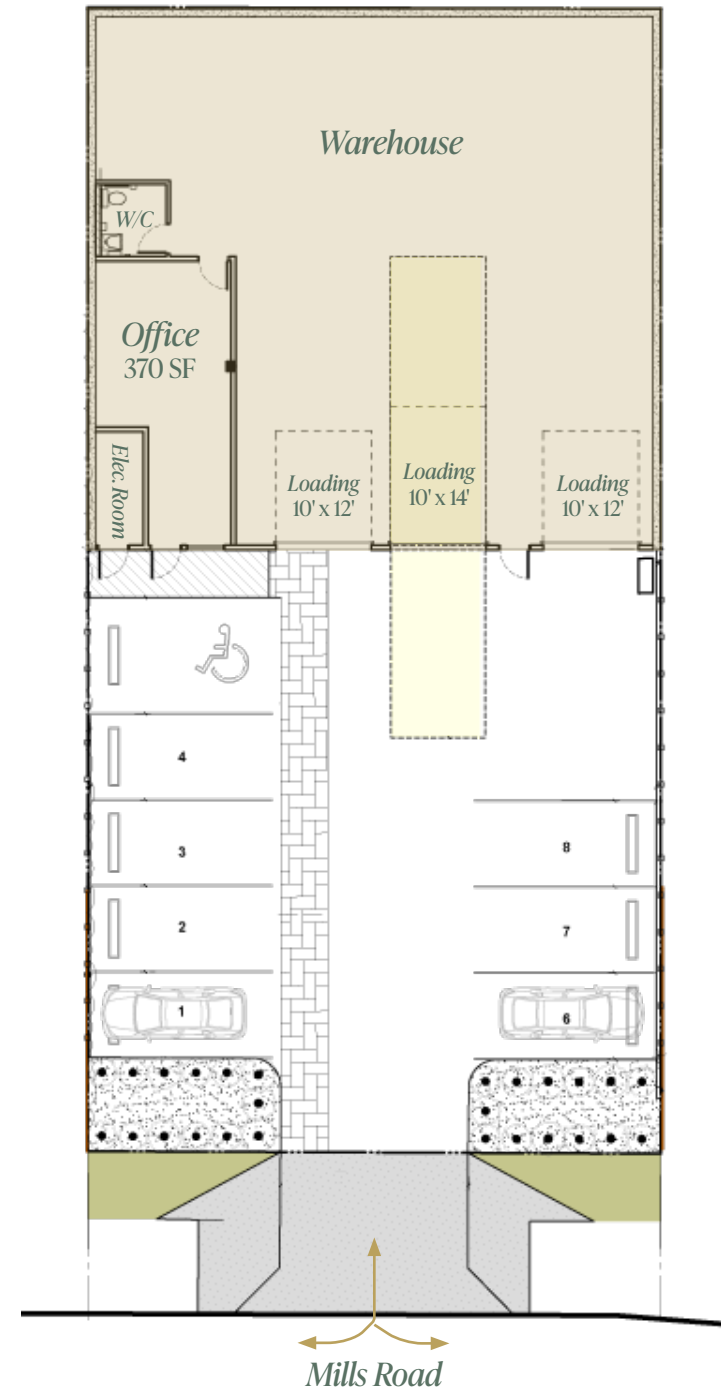
Zoning

CS-1 Light Industrial Zone

Permitted uses, including but not limited to:

- + Light Industrial
- + Manufacturing & Processing
- + Servicing & Repair
- + Storage & Distribution
- + Assembly
- + Mini-Storage
- + Research Facility
- + Caretaker's Unit (Accessory)

Plans



NORTH
SAANICH



SWARTZ BAY TERMINAL



SUBJECT PROPERTY



VICTORIA INTL. AIRPORT

SIDNEY



Drive Times

VICTORIA
25 MINUTES

SWARTZ BAY TERMINAL
7 MINUTES

VICTORIA AIRPORT
5 MINUTES

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