

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 TBD, 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. The building can be demised into multiple units providing buyers flexibility in utilization.

Highlights

- + Rare freehold industrial opportunity in Saanich, BC
- + Brand-new modern construction
- + 3,400 SF of building area, including 2,763 SF of warehouse space & 370 SF of office
- + 3 loading doors / service bays
- + 8 paved surface stalls in the front yard area
- + Opportunity to demise into multiple units
- + 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 14'6")
Zoning:	CS-1 Light Industrial
Completion:	Expected to Complete in Q2, 2026

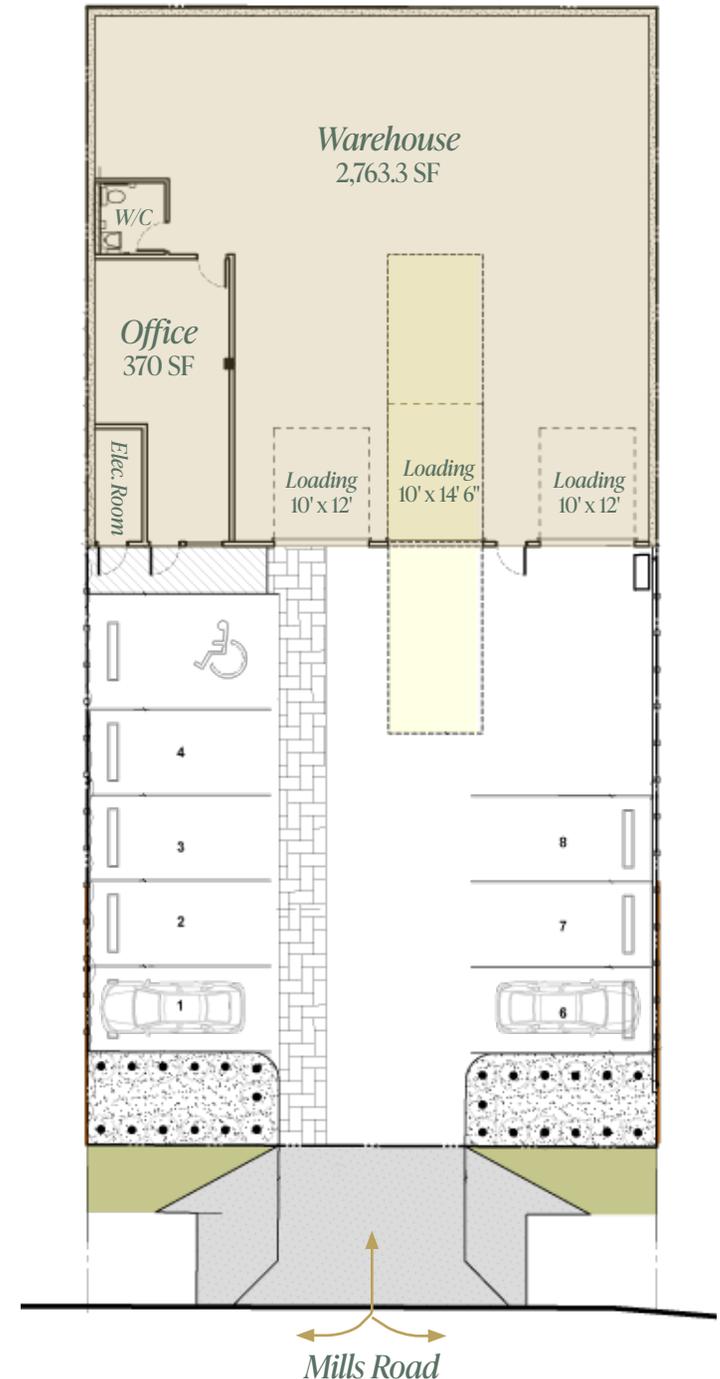
Zoning

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



1952

Mills Road
North Saanich, BC

Exclusive Advisors

Chris Rust

Personal Real Estate Corporation
Senior Vice President
Investment Properties Group Victoria
250 386 0005
chris.rust@cbre.com

Cooper Anderson

Sales Associate
Investment Properties Group Victoria
250 386 0276
cooper.anderson@cbre.com

Ross Marshall

Personal Real Estate Corporation
Senior Vice President
Investment Properties Group Victoria
250 386 0004
ross.marshall@cbre.com

CBRE

www.cbre.ca
www.cbrevictoria.com

**CBRE Limited | 110-800 Yates Street,
Victoria, BC V8W 1L8 | 250 386 0000**

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

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