



# For Sublease

Prominently located light industrial unit

**6691 Mirah Road, Central Saanich, BC**

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# The Opportunity

Keating Light Industrial Park is a well-established, high exposure business park located in Central Saanich, BC, along Keating Cross Road.

This park offers a variety of industrial and commercial spaces to suit a wide range of businesses. The park offers excellent accessibility, with direct access to Highway 17 and easy connections to other major transportation routes. The location is near Victoria International Airport and BC Ferries Swartz Bay Terminal, providing businesses with easy access to local markets and beyond.



## Unit Highlights



Strong exposure unit with frontage onto Keating Cross Road



Excellent signage opportunities given exposure



Convenient and accessible grade loading



Ample on-site parking



Significant capital improvements done to the premises by the sub-landlord

6691 MIRAH ROAD, CENTRAL SAANICH, BC

## Salient Facts

7,457 SF warehouse & offices/  
showroom

### Rentable Area

1,520 SF Mezzanine

8,977 SF Total

### Remaining Term

Until November 30th, 2028

### Basic Rent

\$15.50/SF

### Additional Rent

\$5.60/SF (2025 Est.)

### Loading

Two (2) 12' x 16' Grade Doors

### Power

400 AMP

### Parking

Six (6) stalls

### Clear Height

16'

### Zoning

I-1 Light Industrial permitting uses including but not limited to: Brewery, Health Club and Fitness Centre, Light Manufacturing, Research Laboratory, Warehouse, and Veterinary Practice



# Nearby Amenities



6691 Mirah Road

- 1 Anytime Fitness
- 2 RockCoast Confections
- 3 Category 12 Brewing
- 4 Keating Pizza
- 5 Rebellion Barbershop
- 6 Co-op Food Store
- 7 Co-op Gas Station
- 8 The Liquor Co. 1977
- 9 Keating Coffee
- 10 Buds Cannabis
- 11 Cridge Family Pharmacy
- 12 Subway



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For more information,  
please contact:

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