



Colliers



VANALMAN  
COMMERCIAL CENTRE  
721  
VANALMAN AVENUE

Starting from:

\$20.00  
PSF

106-721 VANALMAN AVENUE | VICTORIA, BC

# Centrally located warehouse for lease

The Vanalman Commercial Centre is centrally located in one of the most recognized industrial complexes in Greater Victoria. The property provides an excellent distribution location for servicing Greater Victoria and Vancouver Island due to its proximity to both the Patricia Bay Highway (#17) and the Trans-Canada Highway (#1).



Quick access  
to Hwy 1 & 17



Grade & dock  
level loading



Ample natural  
light

**Ty Whittaker**

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# Building Details

## Unit 106

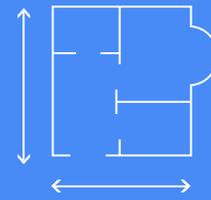
5,433 SF with one (1) grade level door and one (1) dock level loading door

## Lease Rate

\$20.00 PSF/annum

## Operating Costs

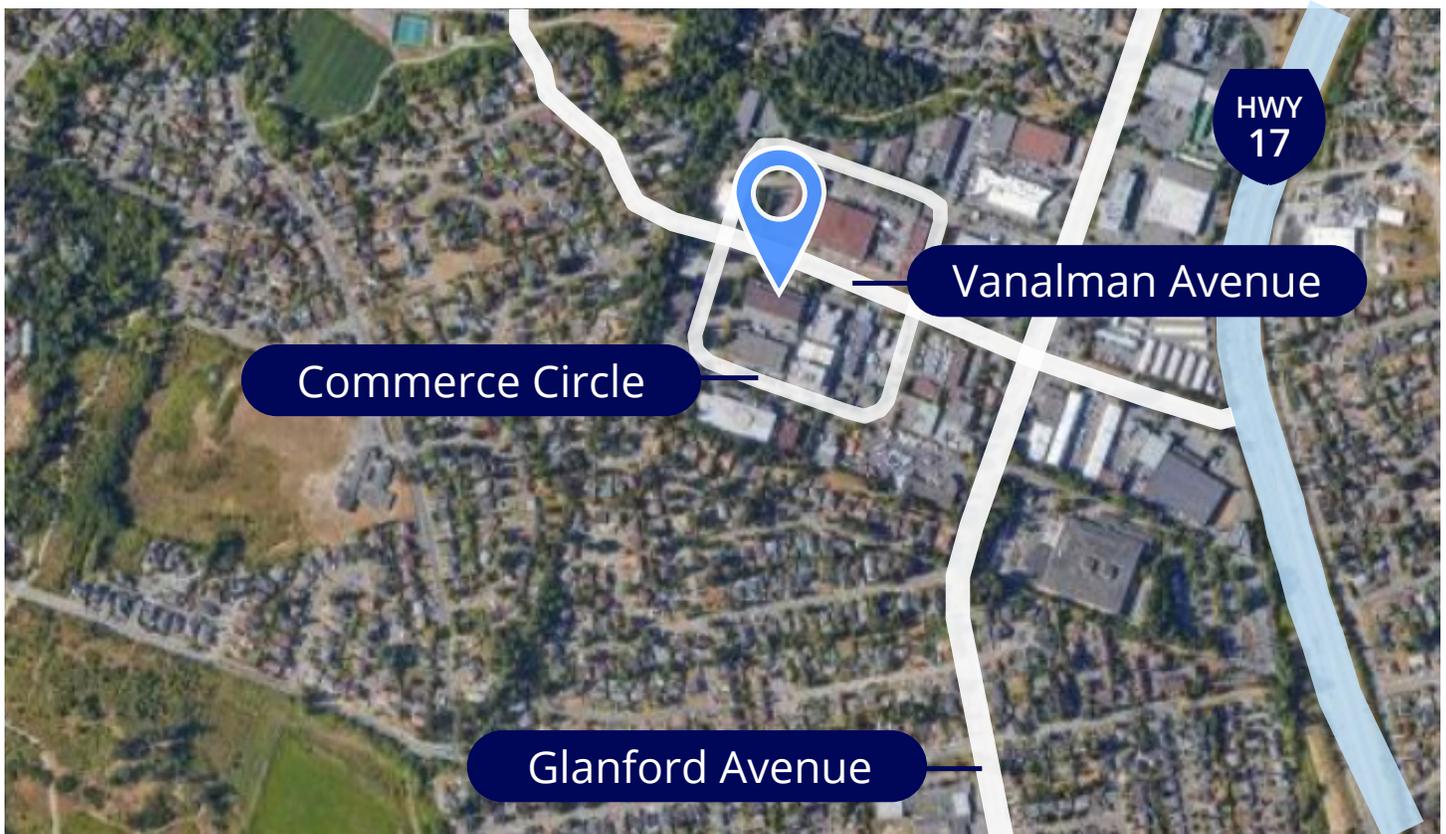
\$8.34 PSF (est. 2025)



**5,433**  
square feet  
available

## PROPERTY FEATURES

- Excellent location with convenient highway access
- ± 16' clear ceiling heights
- One (1) grade level loading door, one (1) dock level loading door, plus five (5) reserved stalls



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