



For Sale or Lease | 6578 Bryn Road, Saanichton, BC

Warehouse Facility at Keating Industrial Park

Situated at the corner of Bryn Road and Verling Avenue in an industrial enclave within the Keating Industrial Park. Located 20 minutes to downtown Victoria and the BC Ferries to the north, the surrounding neighbourhood is a mix of farmland, single family homes and industrial/commercial buildings.

Ty Whittaker

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6578 Bryn Road | Saanichton, BC

Improvements

Constructed in 2002, this property features clear span 20' ceilings, professional offices, with extensive landscaping and wonderful curb appeal. The premises has been well maintained and professionally managed by its current owner.

Building Tenancy

Vacant:

- Warehouse: 11,483 SF
- Office Main Floor: 1,626 SF
- Office Second Floor: 1,923 SF
- Total Space: 15,032 SF

Weber Supply Company Ltd.:

- 8,585 SF
- Lease until March 31, 2029

Building Total:

- 23,608 SF

Features

- 1,600 amp 3 phase service
- Professional office space
- Heat pumps for office
- Forced air gas heaters for warehouse
- Four 2 pc washrooms and one 5 pc unisex washroom
- 2 loading docks to grade level platform
- 4 grade level loading doors
- Metal and torch on roof

Zoning

The subject property is zoned I-1 (Light Industrial). This zoning permits a wide range of uses including, but not limited to: warehousing, wholesale, retail sales of home furnishing and limited light industries etc.



Listing Price: \$8,450,000.00

Lease Rate: \$20.00 net per SF

Additional Rent: \$6.00 (est. 2026)

Location Overview

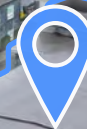
◀ YYJ Airport
~15 minute drive

◀ Swartz Bay Ferry Terminal
~20 minute drive

Downtown Victoria ▶
~20 minute drive

Keating Industrial Park

HWY
17



BRYN ROAD

VERLING AVENUE



Exterior Photo Gallery



Interior Photo Gallery





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Please contact Ty Whittaker of Colliers Victoria to receive the confidentiality agreement, a detailed package of this offering and to discuss the offering process.



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