

For Lease



6772 Kirkpatrick Crescent | Central Saanich, BC

22,711 SF Building with Excess Land

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◀ Victoria International Airport
~11 km

Downtown Victoria ▲
~18.5 km

◀ Swartz Bay - BC Ferries
~16.5 km

KEATING CROSS ROAD

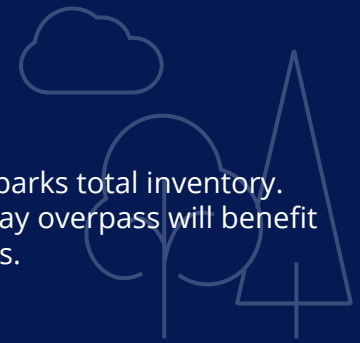


Brentwood Bay ▶
~3.5 km

Location Overview

The Keating Industrial Park is Victoria's largest business park, only 20 minutes to Victoria's downtown core and 10 minutes to the Victoria International Airport & BC Ferries. Benefiting from a broad industrial zone, Keating has always had historically low

vacancy, which is currently at 2% of the parks total inventory. Additionally, the new Patricia Bay Highway overpass will benefit Keating with improved access and egress.



Property Overview

Municipal Address: 6772 Kirkpatrick Crescent, Central Saanich, BC

Building Areas:
Office: 5,088 SF
Warehouse: 17,623 SF

Rentable Area: 22,711 SF

Lease Rate: \$20.00 PSF

Additional Rent:
(est. 2026)

- Operating costs: \$2.47 PSF
- Provincial tax: \$5.53 PSF
- Management costs: 5% on gross (\$1.35 PSF assuming \$20.00 net PSF, plus additional)

Availability: September 2026

Comments: All existing Tenant improvements for Thrifty's food production will be removed prior to the lease commencement



Zoning: I-1 Light Industrial

The zoning allows a broad range of industrial uses including, but not limited to:

- Light manufacturing
- Wholesale
- Warehousing
- Research
- Recycling
- Building material sales
- Sale and service, or equipment etc.

Property Highlights

- » Power is 600 Volt at 600 Amps
- » Two dock loading doors
- » Dock doors "covered"
- » Air conditioned offices
- » ±1 acre of additional land that would be available for new construction or yard storage



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