

— FOR SALE —

Industrial Real Estate Portfolio – 3 Properties That Can Be Sold Separately 6 Buildings – 82,398 SF Fully Leased

— KEATING INDUSTRIAL PARK | SAANICHTON, BC —

6676 & 6680 Mirah Road

6795, 6805 & 6805 A Veyness Road

Colliers

The Opportunity

This real estate portfolio was developed over years of growth by Access Records who established themselves as the largest record storage facility in Victoria. The family sold Access Records and Media Management to Access Information Management Corporation, which is a large multinational with over 190 locations throughout North America. As part of the sale a lease back of the real estate was negotiated and further renewals have been executed.

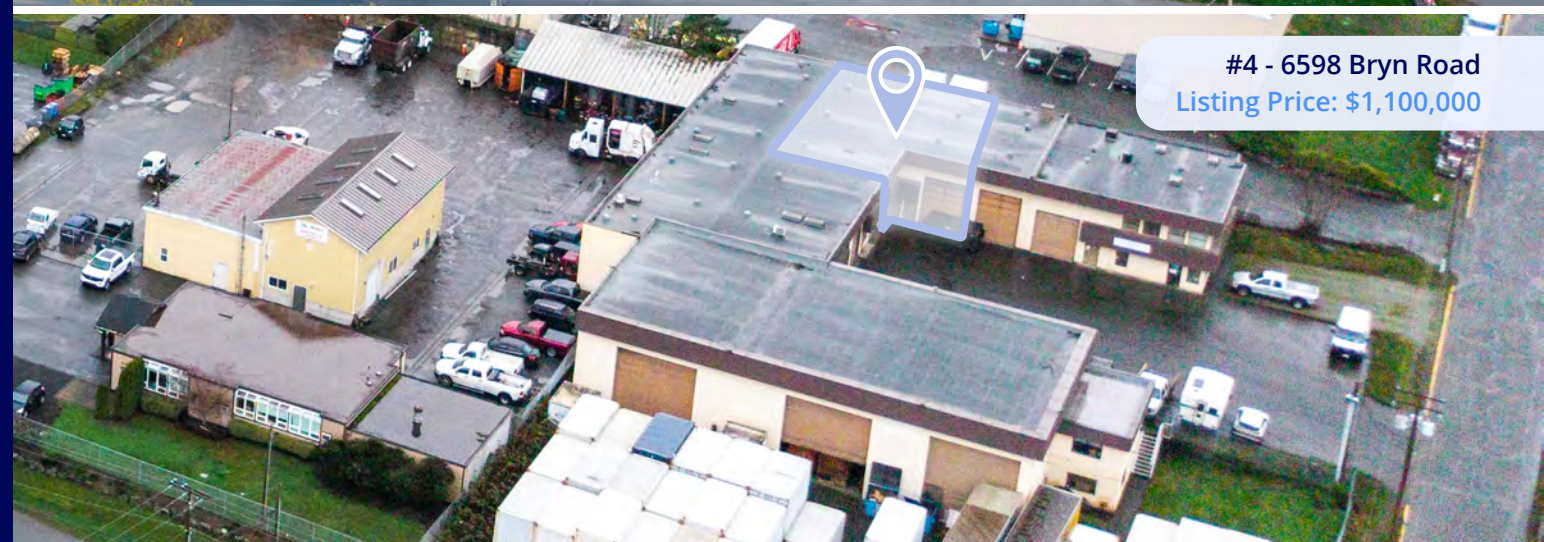
This multi-building portfolio offering is a first-of-its-kind opportunity to acquire six (6) fully leased Industrial buildings in the Keating Industrial Park, that has a 0.8% vacancy rate with tremendous upside on rental revenue. The weighted average rent for the portfolio is \$14.52 per SF net as of October 2026. As of Q1 2026, the average rental rate for Victoria is \$20.40 per SF net. Given the quality of the buildings, along with their synergy of proximity, market rents will be supported upon renewals.



6676 & 6680 Mirah Road
Listing Price: \$11,300,000



6805, 6805A, 6795 Veyaness Road
Listing Price: \$11,000,000



#4 - 6598 Bryn Road
Listing Price: \$1,100,000



Property Highlights

- Substantial upside in rental income from existing to market values
- Access leases have CPI increases annually
- Well-maintained Industrial buildings
- Racking systems with sprinkler systems throughout, with upgrades installed by the Tenant
- Roofs are all well maintained by Parker Johnson Roofing

Zoning

Light Industrial I-1. The following uses are including but not limited to: Light Industrial, Innovative Industrial, Recycling, Storage and Warehousing, Storage yards and sales, rental, service and storage of boats, construction and building equipment, furniture and appliances.

6676 & 6680 Mirah Road, Saanichton, BC

PID:

002-508-133

Rentable Area:

19,000 SF & 17,619 SF

Site Size:

65,360 SF

Rental Rate:

6676 Mirah - 19,000 SF @ \$14.39 PSF
(Annual CPI adjustments)

6680 Mirah - 17,619 SF with 4 tenancies
@ \$17.10 PSF in place rents with increases

Net Income:

\$574,701

Term:

Access leases - August 31, 2029

Price:

\$11,300,000



6795, 6805 & 6805 A Veyaness Road, Saanichton, BC

PID:

000-133-167 & 023-783-923

Rentable Area:

13,165 SF , 16,795 SF & 12,265 SF

Site Size:

24,045 SF & 48,114 SF

Rental Rate:

6795 - \$12.65 PSF net
(Annual CPI adjustments)

6805 - \$14.39 PSF net
(Annual CPI adjustments)

6805 A - \$12.65 PSF net
(Annual CPI adjustments)

Net Income:

\$563,383.94

Term:

August 31, 2029

Price:

\$11,000,000



6795 Veyaness Road



6805 A Veyaness Road



6805 Veyaness Road

#4 - 6598

Bryn Road, Saanichton, BC

PID:

018-162-061

Rentable Area:

3,553 SF

Site Size:

7,567 Strata Lot

Rental Rate:

\$17.00 PSF net
(Annual CPI adjustments)

Net Income:

\$60,401

Term:

August 31, 2029

Price:

\$1,100,000



Location Overview

Located in the Keating Industrial Park, which is one of Victoria best known business parks in Greater Victoria located on the Saanich Peninsula. Keating is located 10 minutes from the BC Ferries and Seaspan Barge and is home to manufacturing, technology, warehouse and distribution companies with a total of 1,692,337 SF of Industrial properties. The recently completed flyover from the Pat Bay Highway has drastically improved access into the business park, which is only 20 minutes to downtown.

◀ **Victoria International Airport**
~10 minute drive

◀ **BC Ferries Swartz Bay Terminal**
~10 minute drive

Downtown Victoria ▶
~20 minute drive

HIGHWAY 17

KEATING CROSS ROAD

VEYANESS ROAD



The Offering Process

Please contact Ty Whittaker of Colliers for execution of a CA, followed by a detailed package of this offering and to discuss the offering process.

Ty Whittaker

Personal Real Estate Corporation
Executive Vice President
+1 250 514 9451
ty.whittaker@colliers.com



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