



±2,575
SF



Two (2) Allocated
Parking Spaces



Grade Level
Loading Door
(12' X 10')

For Sublease | Unit 19 - 755 Vanalman Avenue | Saanich, BC

Industrial Sublease Unit in Royal Oak's Industrial Park

Accelerating success.

Jaideep Pannu
Personal Real Estate Corporation
Associate Vice President
+1 250 414 8445
jaideep.pannu@colliers.com

Graham Smith
Personal Real Estate Corporation
Senior Vice President
+1 250 414 8390
graham.smith@colliers.com



Opportunity



Colliers is pleased to present the opportunity to sublease a $\pm 2,575$ SF industrial strata unit in Royal Oak's Industrial Park. The unit offers $\pm 1,769$ SF on the main floor and ± 802 SF of second level built out mezzanine. The unit is strategically located with direct access to Highway 17, North and South bound to Downtown Victoria, BC Ferries and the Victoria International Airport. With Saanich's Industrial marketplace at a vacancy rate of 0.6% for Q4 2025, don't miss your chance to occupy an industrial unit in a highly desirable location.

*All measurements are approximate and should be verified



Features

- Signage available
- Grade level loading door (12' X 10')
- Two (2) allocated parking spaces
- 26' ceiling height in the warehouse
- Built in washroom
- Onsite visitor parking
- Concrete slab on grade foundation
- Pre-engineered steel timber, pre-finished metal siding and brick facing exterior
- Roof: Pre-finished, insulated metal roof
- Heating and cooling: electric baseboard, suspended space heaters and heat pumps
- Existing lease expiry is April 30, 2027



Asking Rent: \$20.00 PSF net

Operating Costs: \$8.50 PSF (est. 2026)



HWY
17

Unit 19 - 755 Vanalman Avenue | Saanich, BC

Jaideep Pannu

Personal Real Estate Corporation
Associate Vice President
+1 250 414 8445
jaideep.pannu@colliers.com

Graham Smith

Personal Real Estate Corporation
Senior Vice President
+1 250 414 8390
graham.smith@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage



[collierscanada.com](https://www.collierscanada.com)

Accelerating success.