



FOR LEASE

**9911 MCDONALD PARK ROAD**  
SIDNEY, BC

**WAREHOUSING - SIDE B**  
**LEASED TO FEDERAL GOVERNMENT**

**3,144 SF OFFICES**

**5,670 SF MEZZANINE**

**28,421 SF WAREHOUSE**



**COMING SUMMER 2020**

**UP TO 43 FOOT CEILINGS | IN-SHOP WELDING AREA**  
**FOUR, 10-TON BRIDGE CRANES | SECURE PARTS ROOM | MODERN OFFICES**  
**INDOOR WORKSHOPS AND MEZZANINE WORK AREAS**

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OPPORTUNITY

This is a rare opportunity to lease an M-1 industrial work space sitting on over 2.8 acres of land. This centrally located property can be easily accessed from the Patricia Bay Highway and has a fully paved exterior to allow for ample parking.

Located next to the Victoria Airport (YYJ) on McDonald Park Road, the property is a 5 minute drive to the BC Ferries Swartz Bay terminal and 20 minutes to downtown Victoria.

Already installed in the building is an air extraction system, radiant heat, and fire suppression, as well as 800 amp service with a 450 amp breaker.



WAREHOUSING - SIDE A



WAREHOUSING - SIDE A

- 28,421 sf of open warehousing
- 43 ft ceilings and access to the mezzanine workshops
- Four 10 ton bridge cranes installed in the ceiling
- First aid room with shower, kitchen, lunchroom, secure parts room and welding room

5,670 SF MEZZANINE

- Three floors of isolated work space perfect for smaller projects, storage or additional desk space
- This space is exclusive to Side A

HEIGHTS

- |                                       |       |
|---------------------------------------|-------|
| • Slab to ceiling                     | 43'   |
| • Slab to bottom of roof girder       | 39'   |
| • Slab to bottom of bridge crane      | 33'6" |
| • First aid room, kitchen, lunchroom  | 10'6" |
| • Restrooms, parts room, welding room | 10'6" |
| • Large mezzanine (work floor)        | 29'   |
| • Large mezzanine (carpentry shop)    | 10'6" |
| • Upper mezzanine                     | 16'   |

DOORS

- |                                 | W     | H   |
|---------------------------------|-------|-----|
| • Front door (small) (roll up)  | 8'6"  | 10' |
| • Front doors (large) (roll up) | 33'   | 33' |
| • Back doors (roll up)          | 20'7" | 20' |
| • Side A & B divider (roll up)  | 20'   | 20' |



# WAREHOUSING, OFFICES AND LOFTED WORKSHOPS



## BUILDING FEATURES

- Tremendous floor load capacity
- Steel and concrete construction
- Perimeter fencing and two locking gates
- 800 amp main electric service (currently serving a 450 amp breaker) with underground servicing
- 220 two-phase receptacles throughout
- Fire suppression system
- Infrared radiant heat
- Air extraction system
- Convenient location next to YYJ airport only 5 minutes away from the Swartz Bay ferry terminal and 20 minutes from Victoria
- Established light and industrial business district
- Demised into two separate work spaces
- Property is available to be leased as a whole or by leasing individual space(s)

## BASIC RENT

\$16.50 psf, per annum

## ADDITIONAL RENT

\$4.25 psf, per annum

## OFFICES - SIDE B



### OFFICES

- 3,144 sf of office space
- Evenly distributed across two separate floors
- Male/female washrooms

### GROUND FLOOR

- 1,572 sf of open floor plan office space with laminate flooring and an enclosed office or meeting room.

### SECOND FLOOR

- 1,572 sf of open floor plan carpeted office space with a designated space for leadership or staff commons.

## WAREHOUSING - SIDE B

## LEASED TO FEDERAL GOVERNMENT



### WAREHOUSING - SIDE B

- 10,770 sf of open warehousing
- One 5 ton bridge crane installed in the ceiling
- Kitchen, lunchroom, male/female washrooms

### HEIGHTS

- Slab to ceiling 32'
- Slab to bottom of roof girder 29'
- Slab to bottom of bridge crane 24'
- Kitchen, lunchroom, restrooms 9'

### DOORS

- |                                | W     | H   |
|--------------------------------|-------|-----|
| • Front door (roll up)         | 24'6" | 16' |
| • Back door (roll up)          | 16'   | 16' |
| • Side A & B divider (roll up) | 20'   | 20' |





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