

FOR LEASE
Base Rent
\$14.50 per Sq. Ft.*



3043 Barons Road
Nanaimo, BC

Opportunity

- This impressive standalone building fronting onto Barons Road offers and attractive and versatile setup for business.

*Plus Additional Rent estimated at \$5.13 per Sq. Ft. (2024)

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3043 Barons Road

Nanaimo, BC

Details

- The Ground Floor is 5,752 Sq. Ft. with the main entrance leading into a spacious showroom, providing an ideal space for displaying products or services.
- The warehouse space can be accessed from the back of the showroom and via two large overhead roll-up doors, the expansive warehouse features high ceilings, making it perfect for a variety of storage and operational needs.
- The building includes an additional 1,463 Sq. Ft. of second-floor space that boasts two private offices, a large open area suitable for an open office layout or meeting room, as well as a kitchen area and washroom for added convenience.
- The warehouse space includes a mezzanine for extra storage or operational functions. Parking: The property also offers off-street parking directly in front of the building, ensuring easy access for both employees and customers.

Property Details

Legal Description
LOT 10, SECTION 5,
WELLINGTON DISTRICT, PLAN
29823

Unit Size
7,215 Sq. Ft.

Zoning
COR-3

Base Rent
\$14.50 per Sq. Ft.*

*Estimated Additional Rent
\$5.13 per Sq. Ft.

Pictures



Second street view

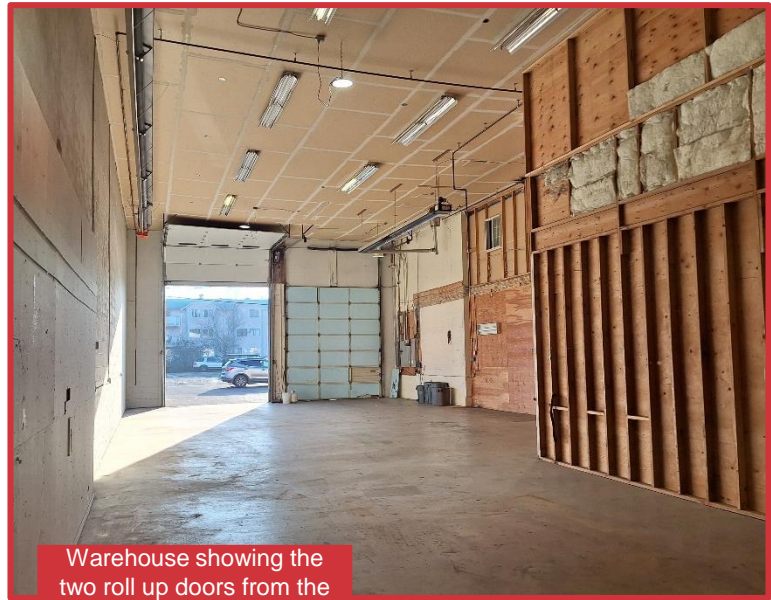


Closer Street View

Pictures



View of the warehouse from the roll up doors



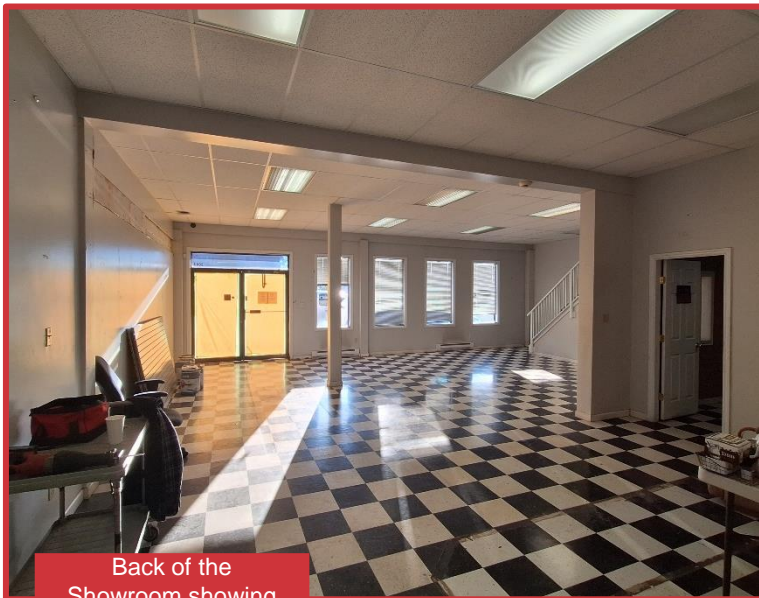
Warehouse showing the two roll up doors from the back of the warehouse



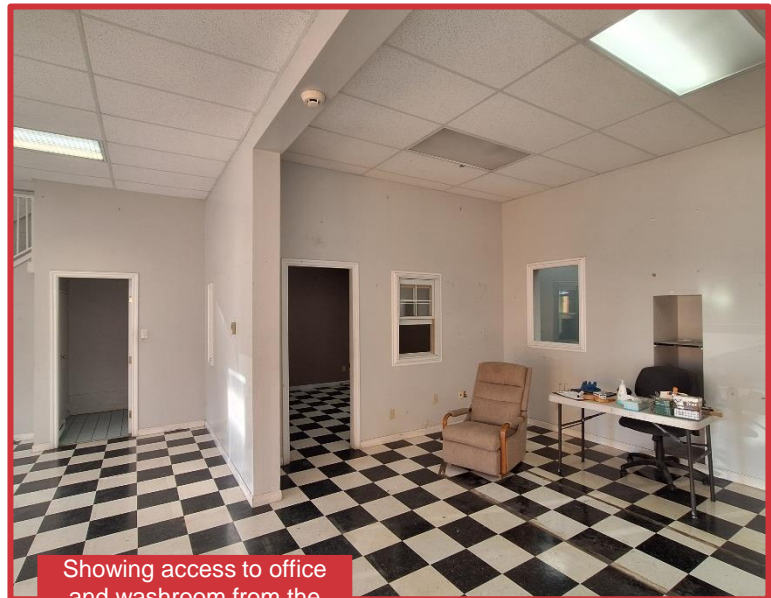
Mezzanine located in the warehouse area



View of the showroom area from the main entrance



Back of the Showroom showing the main entrance

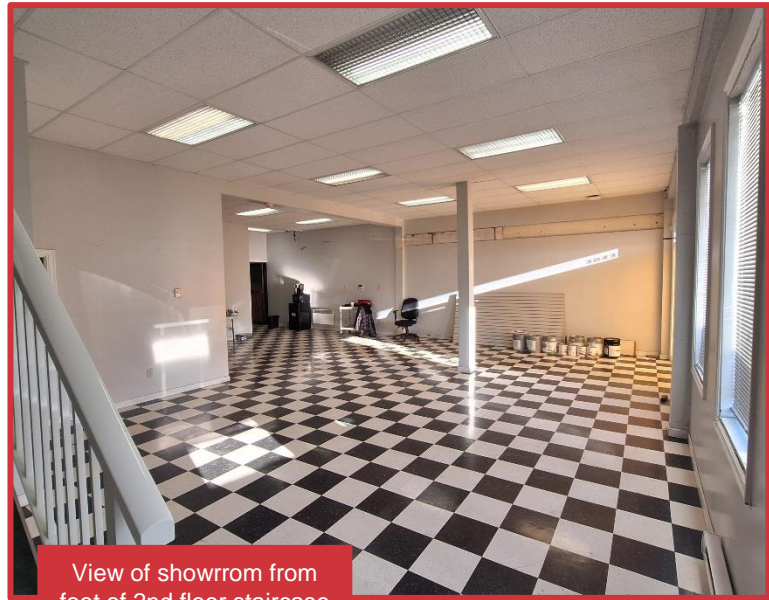


Showing access to office and washroom from the showroom area

Pictures



Office accessed from the showroom



View of showroom from foot of 2nd floor staircase



2nd floor landing area from the Window



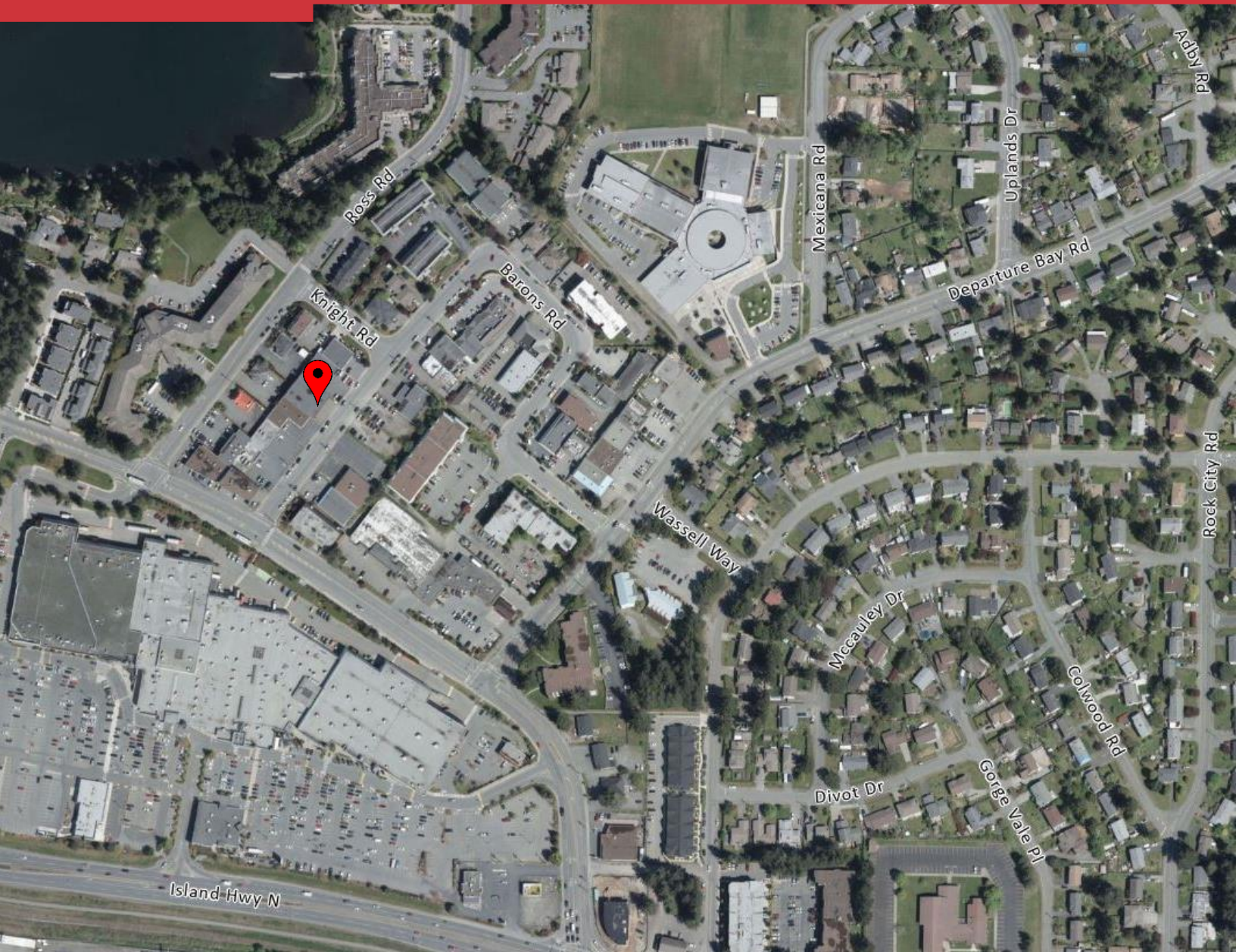
2nd floor large open area showing kitchen area



2nd Floor private office



2nd Floor 2nd private office



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