

FOR SALE

1139 FRANKLIN'S GULL ROAD

Parksville, BC

Vacant Owner/User Industrial Opportunity in
Parksville's Thriving Industrial Hub



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**Personal Real Estate Corporation*

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1139 Franklin's Gull Road

Parksville, BC

PROPERTY DESCRIPTION

This prime industrial property is located in the heart of the Parksville Industrial Park, offering unparalleled accessibility and functionality. Featuring a high-quality light industrial building designed to accommodate diverse industrial and service-oriented operations, this property is a turnkey solution for owner-users or investors. Built in 2010 with modern updates, it combines practicality with long-term potential.



PROPERTY DETAILS

LOT SIZE*

1.107 acres or 48,221 sq ft

BUILDING SIZE*

Main Floor: 10,485 sq ft

Upper Floor: 2,892 sq ft

Total: 13,377 sq ft

ZONING

I-1 – Industrial

CONSTRUCTION YEAR

2010

SALE PRICE

Contact Agent

* All areas to be verified by the buyer

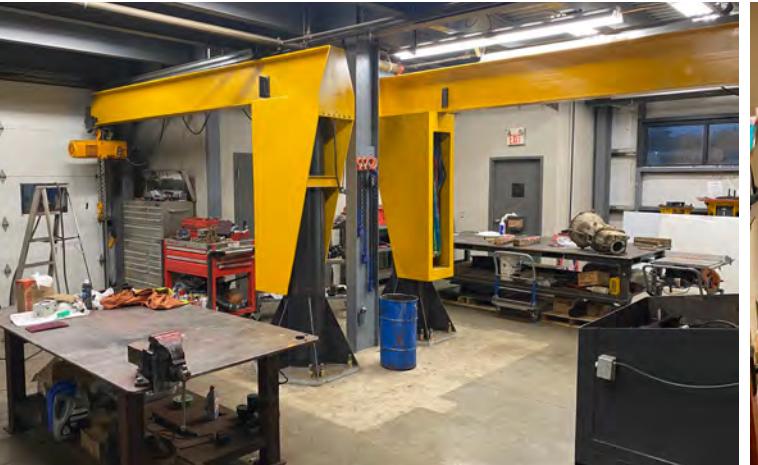
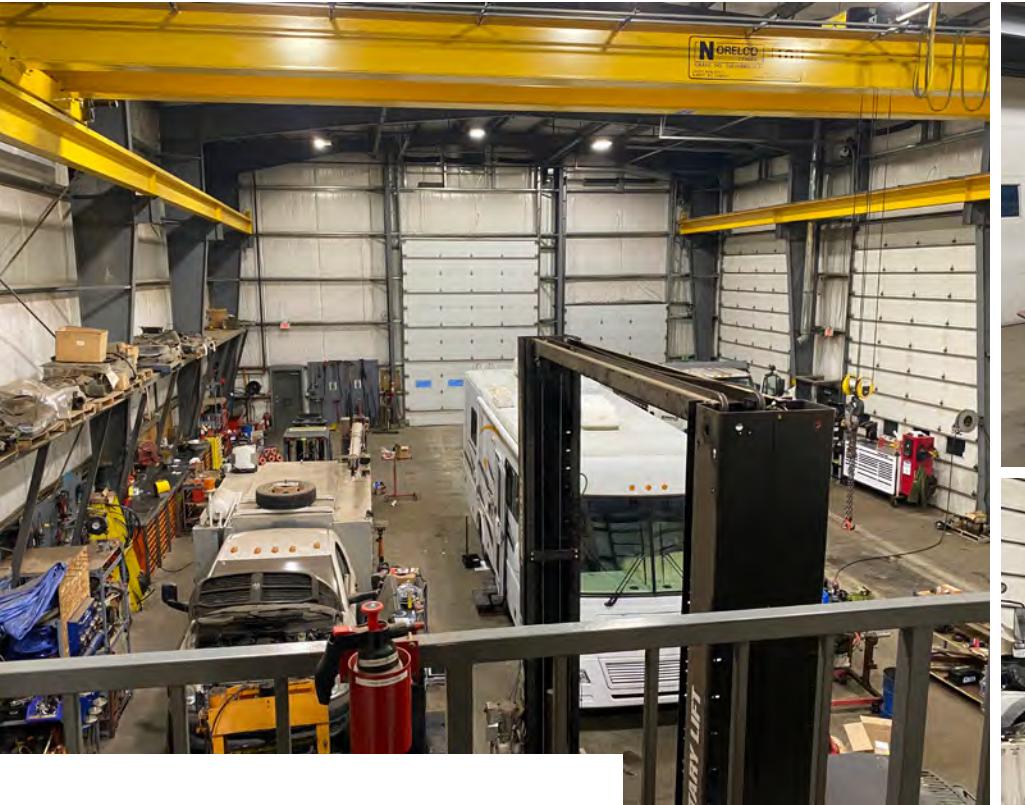
ZONING PERMITTED USES

ZONING – I-1 Industrial

The I-1 (Industrial) zoning permits a variety of uses, including but not limited to:

- Light manufacturing and assembly
- Automotive and equipment servicing
- Mini-storage facilities
- Trade offices
- Lumber and building supply retail

For a full list of permitted uses, please contact the City of Parksville or refer to their Zoning Bylaw No. 2000.



PROPERTY HIGHLIGHTS

- Prime Location:** Frontages on Franklin's Gull Road and Industrial Way, with excellent access to Island Highway.
- Functional Design:** Includes office space, workshop, machine shop, and welding shop, all fitted with modern amenities.
- High Ceilings & Cranes:** Workshop ceiling height of approximately 26 feet, with 10-tonne, 2-tonne, and 1-tonne cranes installed.
- Utilities & Features:**
 - In-floor radiant heating powered by recycled used motor oil
 - Natural gas backup generator
 - Three-phase 600-amp electrical service - 600 volt
 - Fully sprinklered throughout
- Ample Parking & Yard Space:** Paved parking for 7-8 vehicles and fenced rear yard with heavy industrial storage racks.
- Investment Ready:** Zoned and built to support industrial and service-oriented businesses with a long economic building life expectancy of 45-50 years.

MARKET INSIGHTS

The industrial property market in Parksville and the surrounding mid-Island region is experiencing strong demand, driven by limited supply and population growth. Industrial vacancy rates are exceptionally low, and property values continue to trend upward. This property is a valuable opportunity for investors and owner-users seeking a foothold in this thriving market.

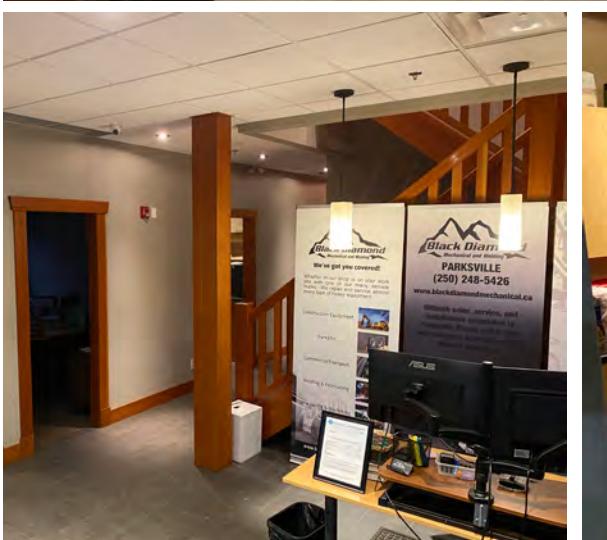
LOCATION ADVANTAGES

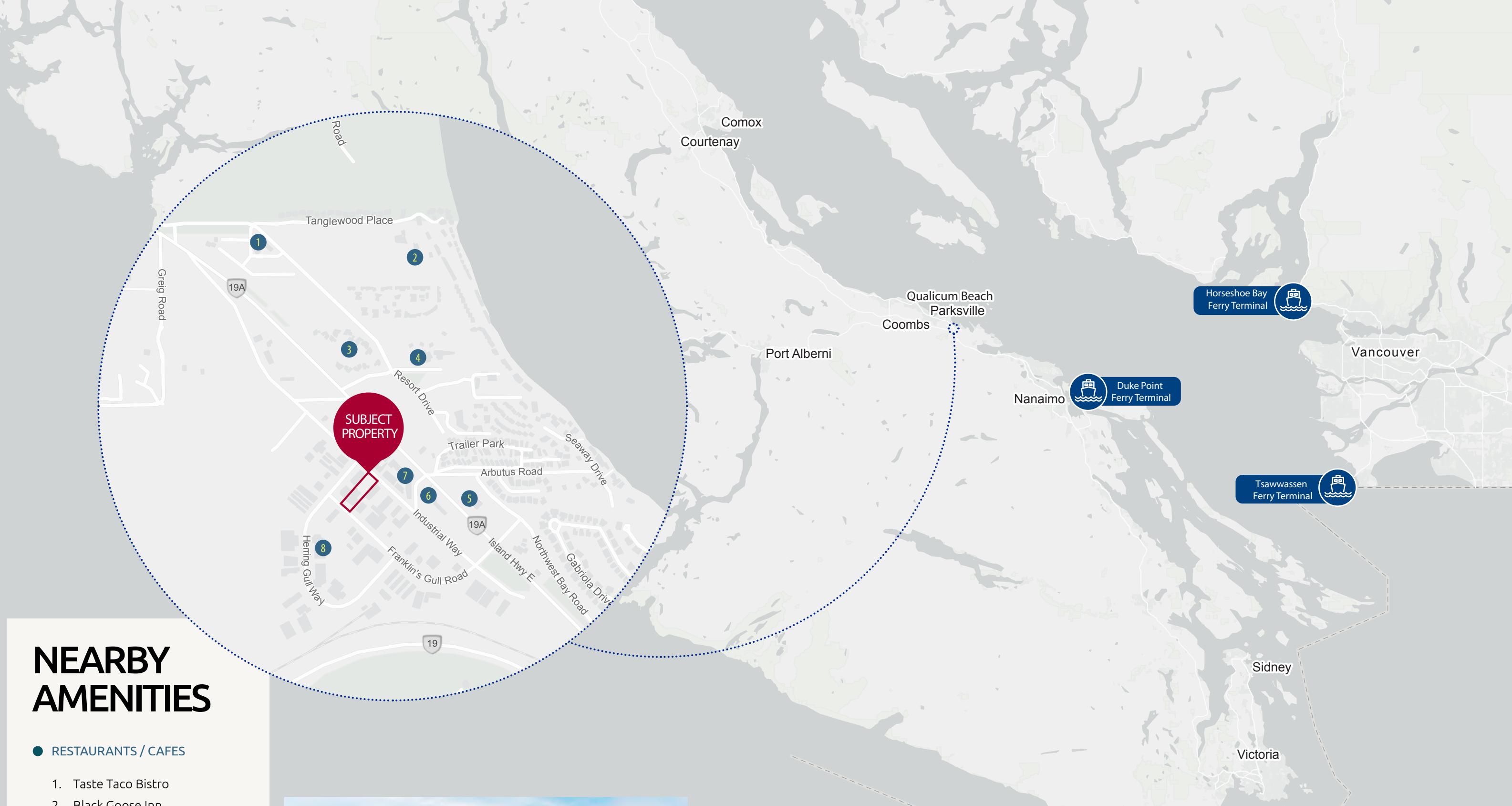
- Strategic Access:** Conveniently located near Island Highway for seamless transportation and logistics.
- Proximity to Amenities:** Close to local services, dining, and retail for added convenience.
- Regional Connectivity:** Easy access to Nanaimo and other major Vancouver Island hubs.

BUSINESS OPPORTUNITIES

This property is suitable for a wide range of applications, including:

- Light manufacturing or assembly operations
- Warehousing and logistics
- Corporate headquarters with integrated workshop facilities
- Custom industrial setups tailored to specific business needs





NEARBY AMENITIES

● RESTAURANTS / CAFES

1. Taste Taco Bistro
2. Black Goose Inn
3. Treetop Tapas & Grill
4. Cedars Restaurant & Lounge
5. Serious Coffee
6. Ricky's All Day Grill
7. Coyote Coffee Roastery
8. Off The Hook Grab and Go



Distance to

Coombs	Qualicum Beach	Nanaimo	Courtenay	Victoria	Tofino
6km	7km	40km	66km	158km	163km

CONTACT INFORMATION

For more information or to schedule a viewing, please contact:

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