



# FOR LEASE

2 - 4801 WELLINGTON ROAD | NANAIMO, BC

6,400 SF warehouse, showroom  
& office space in central  
Nanaimo

Asking:

**\$15.00**  
PSF

Additional Rent \$7.18 PSF



Immediate Highway  
Access



Improved Showroom  
& Office Space



Ample  
Parking

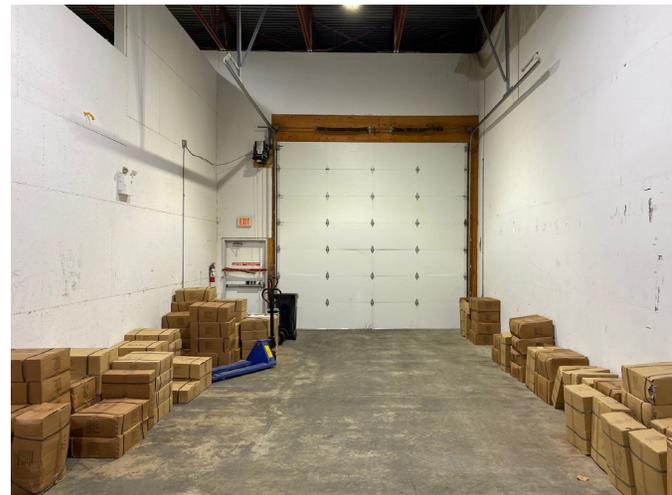
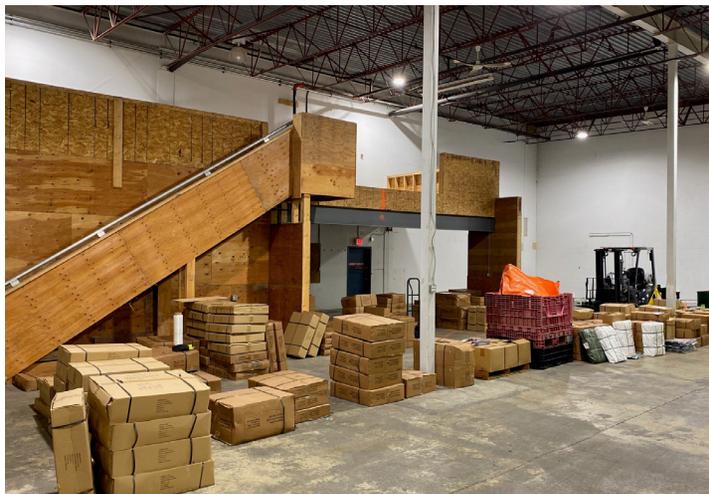
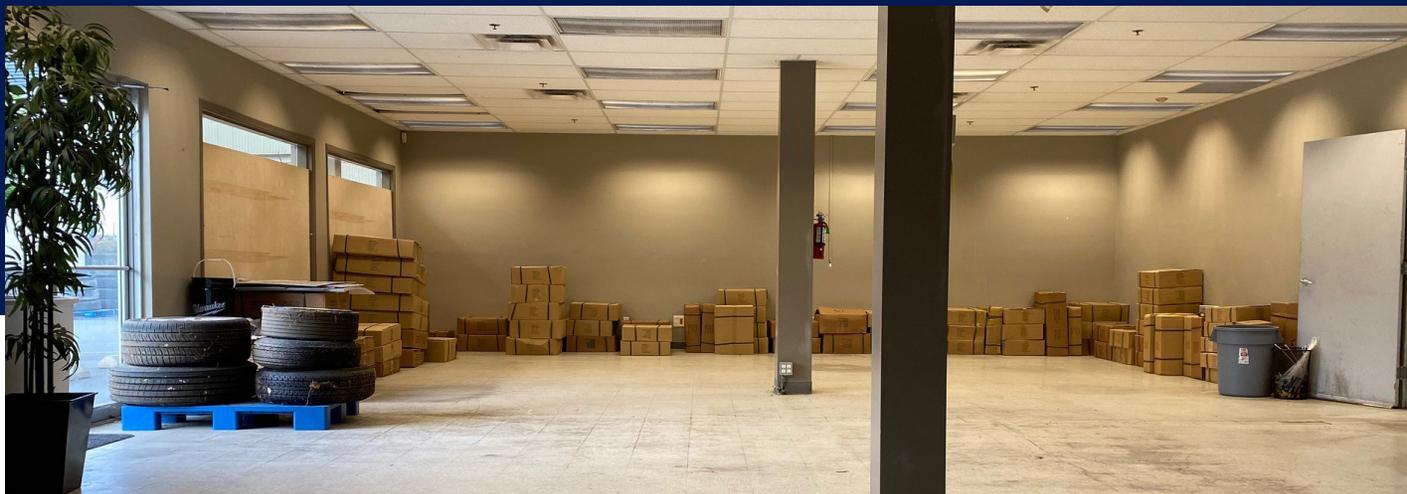
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# Property Photos



# Property Overview

Ideally located in the Mostar Industrial node, 2 – 2801 Wellington Road provides immediate access to amenities, services, and numerous businesses.

## Features

- 6,400 SF
- Building is adaptable for various industrial uses
- Storefront glazing
- One 14' high grade level loading door
- ±20' clear height ceilings
- Showroom and office area with HVAC & fire suppression
- Two (2) mezzanines with forklift access, providing additional storage
- Two (2) washrooms

## Availability

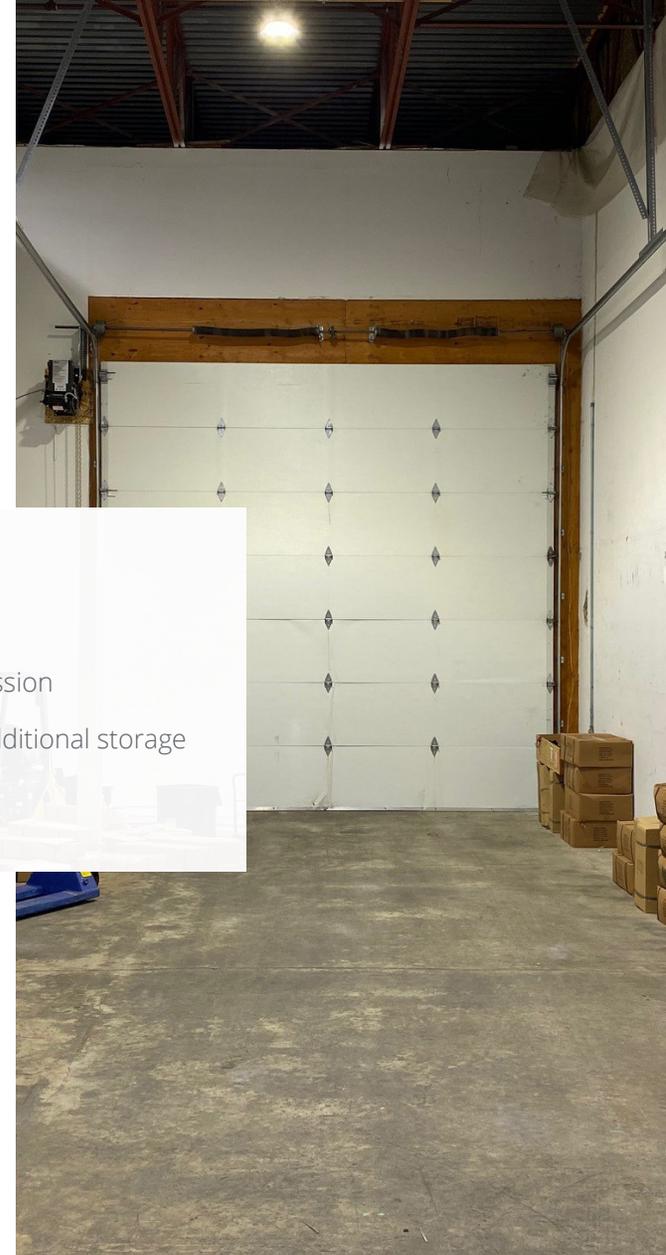
January 1, 2026

## Zoning

I1 – Industrial

Permitted uses include but are not limited to:

- *boat construction & repair*
- *custom workshop*
- *food & beverage processing*
- *laboratory*
- *light industry*
- *lumber yard*
- *manufacturing / contractor office*
- *mini storage*
- *prefab home sales & manufacturing*
- *printing & publishing facility*
- *production bakery*
- *production studio*
- *recycling depot*
- *refund container recycling depot*
- *repair shop*
- *research facility*
- *service industry*
- *sign shop*
- *social service resource centre*
- *storage yard*
- *two truck dispatch & storage yard*
- *truck, trailer & heavy equipment sales*
- *warehouse*
- *wholesale*



# Location

The property is located between the Island Parkway (#19) and the Island Highway (#1) in the north Nanaimo region. Both of these major transportation nodes are within 1 km from the subject property.

Located only 7km from the Departure Bay Ferry Terminal and 25km from the Duke Point Ferry Terminal, this property is in close proximity to Nanaimo's major ferry terminals and positioned well for a variety of industrial operations.

## Drive Times

Island Highway N		2 min
Highway 19		8 min
Departure Bay		12 min
Victoria		1hr 45 min



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