

*For Sale*



Unit 101 - 650A Allandale Road | Colwood, BC

Premium industrial strata unit at  
**Wildcat Industrial**

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# Opportunity Overview

Colliers is pleased to present the opportunity to purchase a brand-new state of the art 2,903 SF industrial strata unit at Wildcat Industrial, located in the Allandale District. This unit features flexible Mixed Use Employment Centre (MUEC2) zoning, which permits a variety of uses.

The unit offers 2,065 SF on the main floor and approximately 838 SF of second level shell mezzanine. It features one (1) rear level loading door. The property is strategically located with direct access to Veterans Memorial Parkway with proximity to Trans-Canada Highway 1 leading North and South bound to Nanaimo and Victoria, respectively.

This is ideal for investors wanting to capitalize on a tight industrial market with historically strong rates, or for an owner-user looking to operate in a beautiful new development.

Purchase Price  
**\$1,299,995.00**

## Property Features

### Ceiling Heights

- 22' clear ceiling height in the warehouse
- 10'2" clear ceiling height in warehouse below mezzanine
- 9' clear ceiling height in mezzanine

### Construction

- Insulated tilt-up concrete construction
- Concrete slab on grade foundation (floor load capacity of 500 lbs PSF)
- Mezzanine constructed with steel framing

### Heating and Cooling

- Gas fired unit heaters complete with electronic thermostat controls
- Natural gas distribution lines provided to the unit  
Warehouse ceiling fan(s)

### Loading

One (1) rear grade level loading door (9' X 12'), manually operated

### Parking

Three (3) allocated parking stalls

### Power

200A 3-Phase 42 circuit panel with one breaker

### Roof

Brand new torch on metal roof

### Signage

Exterior signage available

### Unit Size

Main floor warehouse	2,065 SF
Second floor mezzanine	838 SF
Total*	2,903 SF

### Washrooms

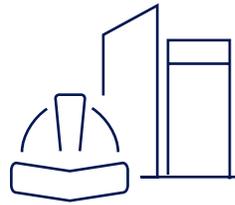
One (1) washroom located in the warehouse

### Year Built

2024

\*All measurements are approximate and should be verified

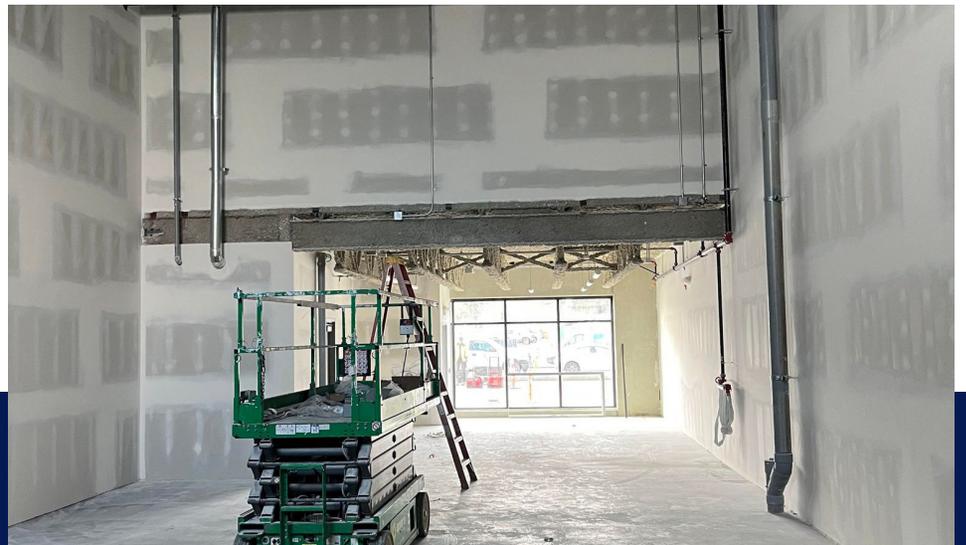
# MUEC2 Zoning



Mixed Use Employment Centre 2 - (MUEC2)

Permitted uses include, but are not limited to:

- Assembly
- Brewery/Distillery
- Animal Hospital
- Daycare
- Indoor sports and recreation facilities
- Light Industrial
- Liquor retail store
- Mini- storage warehouse
- Manufacturing
- Office
- Personal service
- Printing Publishing
- Public Building
- Retail
- Warehouse, storage, and distribution
- Wholesale





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