

# 1.75 Acres of Industrial Land South of Nanaimo

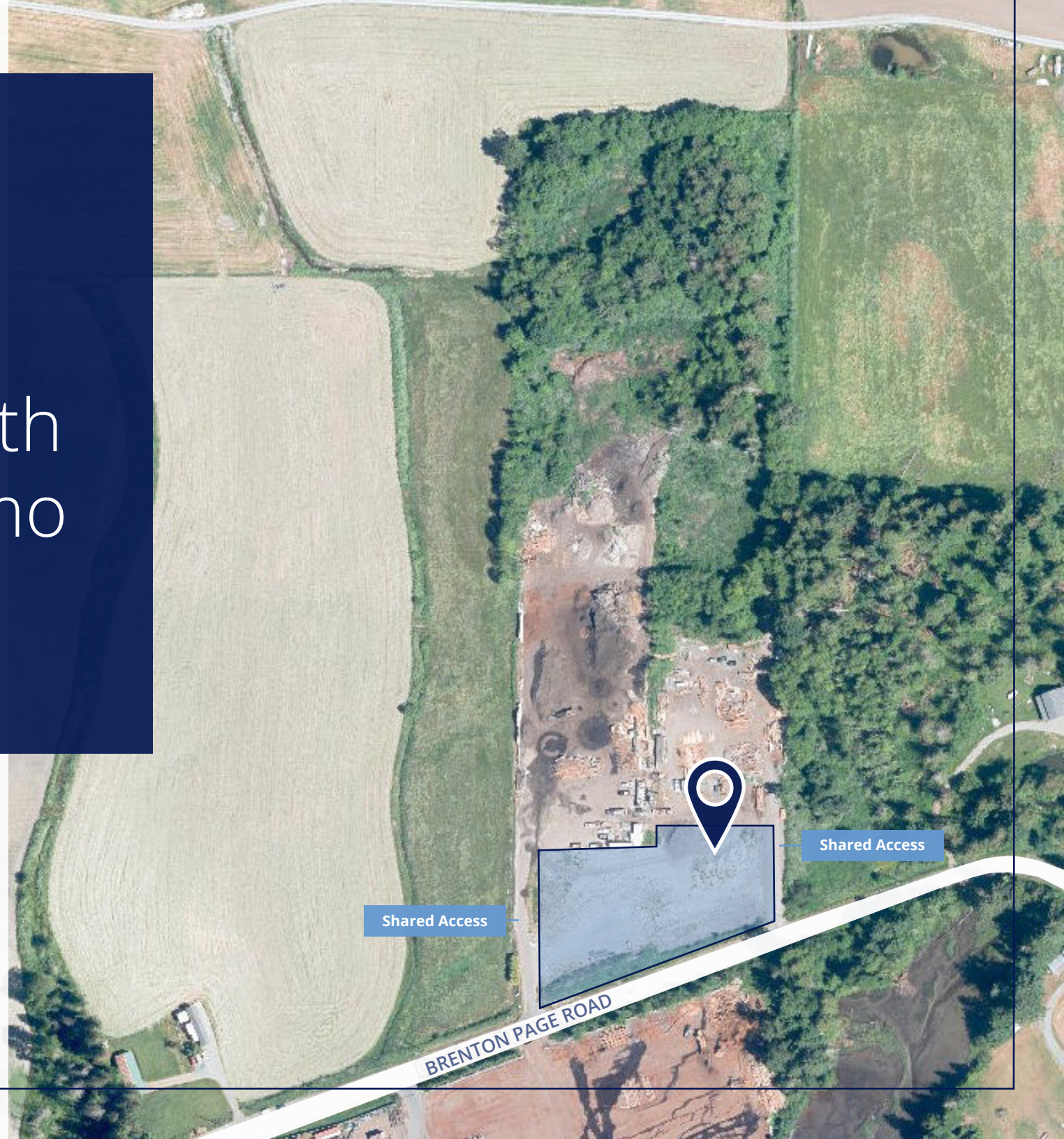
COMPOUND 1  
5258 BRENTON PAGE ROAD  
LADYSMITH, BC

FOR LEASE

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# Property Overview

*The property is located within the Cowichan Valley Regional District and is accessible from Brenton Page Road, which connects to Highway 1.*

The property sits on the north side of Brenton Page Road and is well situated in the mid-island region being only a 20-minute drive from downtown Nanaimo and a 30-minute drive to Duncan.

## Asking Rate

\$0.85 per square foot net

## Additional Rent

\$0.14 per square foot

## Availability

Currently vacant

## Features



1.75 acre site available



450 meters from the Trans Canada Highway access



Access to water and power  
(to be set up by tenant)



Site is cleared, stripped,  
backfilled and surfaced with  
compact gravel

## Zoning



### I-2 Industrial

This zone permits all light industrial uses permitted within the I-1 Zone plus heavy industrial uses permitted in the I-2 Zone.

Uses include, but are not limited to:

- » *Boat Construction and Repair;*
- » *Sale of wholesale and retail building supplies, lumber yard;*
- » *Food products manufacturing, processing and packaging, excluding meat processing and fish processing;*
- » *Laboratory;*
- » *Contractors workshop, yard and storage;*
- » *Truss manufacturing;*
- » *Warehouse, including mini-warehouse, truck and trailer rentals;*
- » *Manufacturing plant;*
- » *Storage yard;*
- » *Recycling, sorting and storage of any substance or material including paper, wood and metal (excluding wrecked motor vehicles or automotive parts)*

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