

# FOR LEASE

Unit Size: 4,050 Sq. Ft.

Net Lease \$17.00 per Sq. Ft.

Additional Rent (EST.) \$8.16 per Sq. Ft.

# 460

**COMMERCIAL**



## #B - 1013 Old Victoria Road, Nanaimo BC

**Excellent South Nanaimo industrial/warehouse opportunity offering approximately 4,050 SF of functional space, including approximately 3,504 SF of warehouse and 546 SF of office. The warehouse features a large, open floor plan with concrete flooring, high ceilings and excellent loading access with one dock-level loading door and three additional grade-level overhead doors.**

**The office area includes a private office and two washrooms, with the balance of the space providing a generous open warehouse area suitable for a variety of industrial, warehouse, distribution and contractor uses. The property also offers rear yard space for outdoor storage and parking.**

**Located in South Nanaimo with convenient access to Highway 1 and approximately 12 minutes to the Duke Point Ferry Terminal. I-2 (Industrial 2) zoning provides for a range of industrial uses.**



**John Hankins**

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2-1551 Estevan Road, Nanaimo, BC V9S 3Y3

## FEATURES

- **Excellent South Nanaimo industrial location with convenient access to Highway 1.**
- **Four loading doors, including one dock-level door and three grade-level overhead doors.**
- **High warehouse ceilings with approximately 20' minimum height.**
- **Functional office and client-facing area with an open workspace and private office.**
- **Two washrooms, including one conveniently located within the warehouse area.**
- **Rear yard area providing additional outdoor storage and parking opportunities.**

## DETAILS

### **Civic Address**

Unit B - 1013 Old  
Victoria Road,  
Nanaimo, BC V9R 6Z8

### **Unit Size**

4,050 Sq. Ft.

### **Legal Description**

Lot K, Section 1, Nanaimo  
District, Plan 630, Except  
Plan 35164

### **Zoning**

I-2

### **PID No.**

006-519-814

### **Net Lease**

\$17.00 per Sq. Ft.

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#B - 1013 OLD VICTORIA ROAD, NANAIMO BC V9R 6Z8





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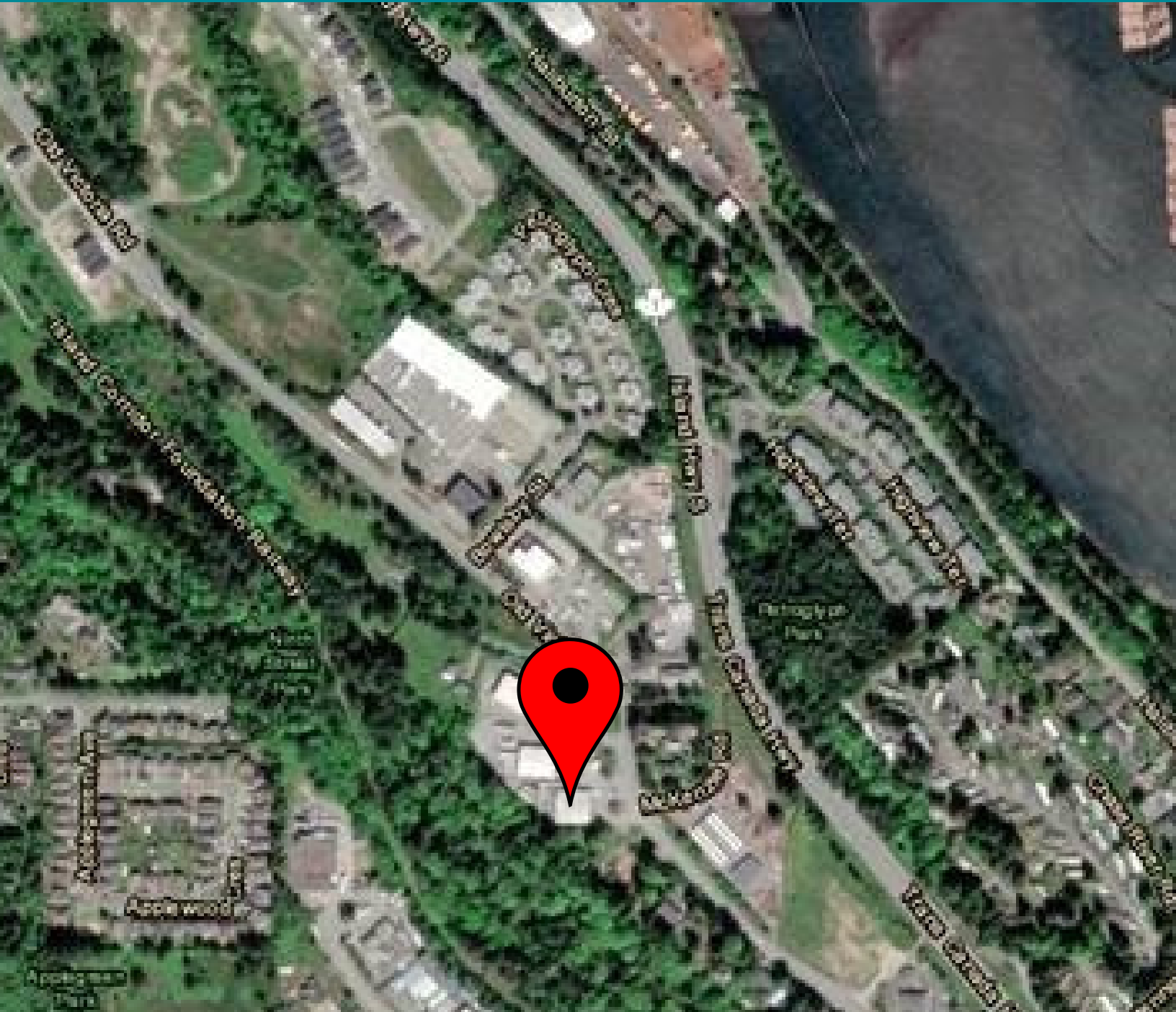
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# LOCATION

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