



7431 Industrial Road, Lantzville, BC

For Sale

15,182 SF Light Industrial Facility
Constructed in 2015 with Highway Exposure

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Colliers

Property Highlights



Prime exposure to the Island Highway, featuring approximately 100 feet of frontage



Building constructed in 2015, offering reduced repair and maintenance, along with strong brand appeal for a new business



Flexibility to reconfigure the space, allowing for an expanded warehouse, office, or showroom area

Location Highlights

- Immediate access to the Island Highway
- Adjacent to Nanaimo, the fastest growing metropolitan area on Vancouver Island and one of the top five fastest growing in Canada over the past five years
- 15-minute drive to BC Ferries Departure Bay Terminal
- 20-minute drive to Parksville
- 25-minute drive to the Nanaimo Airport
- 30-minute drive to the BC Ferries Duke Point Terminal and the Duke Point Port Facility

Colliers is pleased to present the sale offering of a 15,182 square foot warehouse, office, and showroom facility on a 0.53-acre lot within the District of Lantzville. The property is ideally located on the northern border of Nanaimo and is just a 30-minute drive from Duke Point.

Salient Facts



Civic Address	7431 Industrial Road, District of Lantzville, BC
Legal Address	002-208-873
Zoning	LI – Light Industrial
Site Area	23,086 SF (0.53-acres)
Yard	Leveled, cleared, fenced and largely paved
Improvements	Steel frame warehouse, office and product showroom building
Loading	One grade loading door
Access	Industrial Road
Building Area	15,182 SF
Year Built	2015
Taxes	\$51,784.51 (2024)



Overhead Aerial



Main Entrance



Secure Back Area

Building & Zoning Description



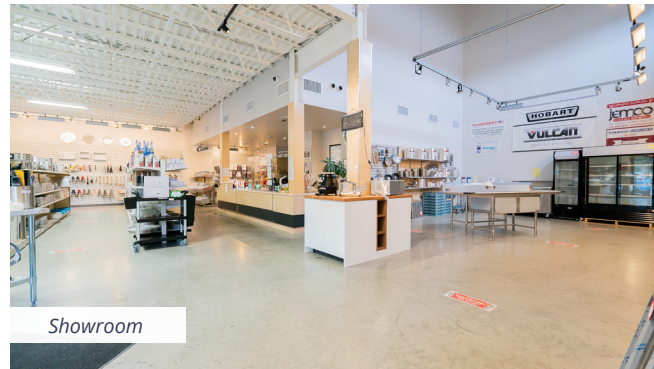
Interior Construction

Steel and wood frame partition and dividing walls (with painted drywall cover). The main floor, totalling 8,022 SF, is demised to contain a front showroom/reception, office, handicap washroom, copy room, shipping room and parts room within the front half of the building (the “retail” components); and a shop office, staff washroom, loading bay, service area, equipment cleaning area, workshop shop and machine shop within the rear half of the building (the “service” components).

The upper floor, totalling 7,160 SF, is demised to contain a front office (three private offices, boardroom, lunchroom, staff washroom and common open office), open storage area and mechanical room within the front half of the building (the “office” components); and a storage area and mechanical/compressor room within the rear half of the building (the “storage” components).

Zoning and Land Use Considerations

Permitted uses include but are not limited to: auto body repair; automotive repair; crematorium; film and television production; food and beverage processing; intensive retail; laboratory; light cannabis processing; light manufacturing; log home manufacturing; and transportation service.



Showroom



Work Space

Foundation

Steel reinforced, poured concrete footings, column footings and perimeter bearing walls.

Floor Structure

Poured concrete slab (with hardener), fiber mesh reinforced, over poly moisture barrier and compacted gravel on grade. Upper floor of concrete topping on metal decking and open-web steel joists.

Ceilings

Mixture of painted drywall; suspended acoustic panels and open ceilings.

Exterior Walls

Steel frame structure entirely clad in metal. North (front) elevation with decorative stone veneer, landscape feature and glass storefront doors to showroom. Four exterior man doors (insulated metal) and one grade level, insulated metal overhead loading door.

Plumbing

One 2-piece handicap washroom and one 2-piece staff washroom on the main floor. One 2-piece staff washroom on the upper floor. Lunchroom sink and cabinetry and plumbing fixtures. The laundry closet has a stacked washer and dryer. Hot water is provided on demand via natural gas.

Heating

Two heat pumps service the front portion of the building (one on primary level and one on upper level). Natural Gas Furnaces support the rear sections of both levels.

Electrical

Three-phase 400-amp, 120/208-volt main service.

Roof

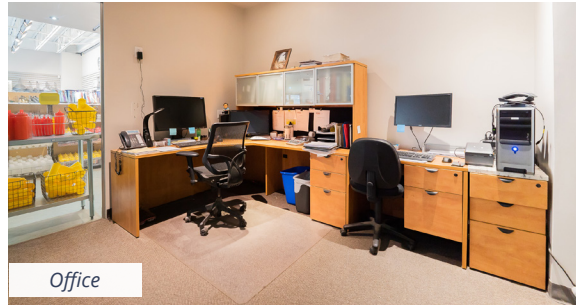
Metal roof on steel purlins on steel frame.

Official Community Plan (OCP)

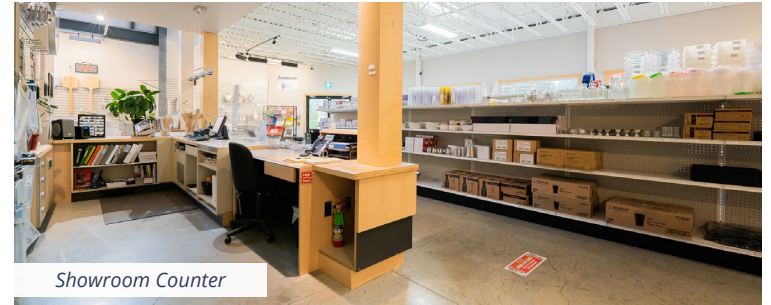
Commercial/Industrial Designation



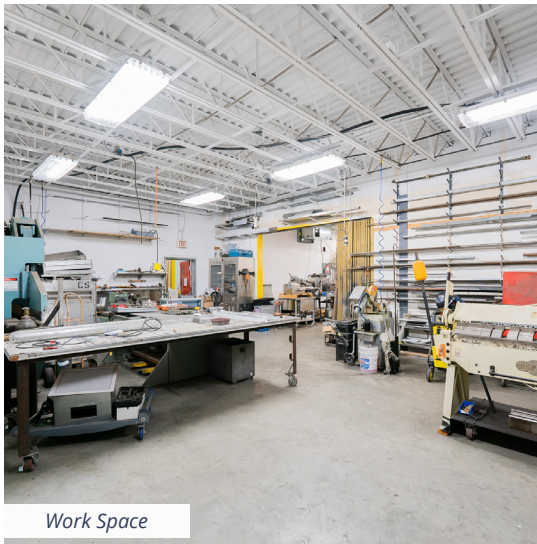
Kitchen



Office



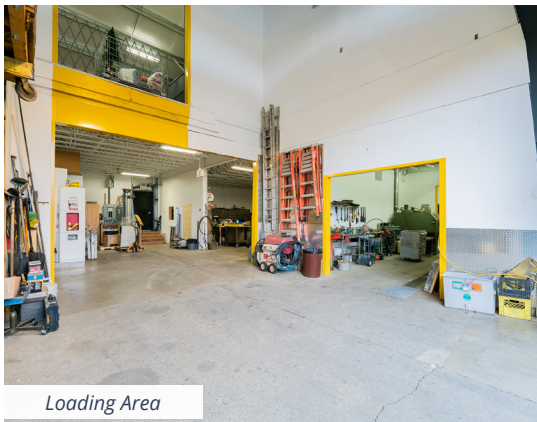
Showroom Counter



Work Space



Showroom



Loading Area



Office Area



Upper Warehouse



▲ Nanaimo

Island Highway N

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Price: \$3,699,000

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