



Industrial Warehouse Opportunity

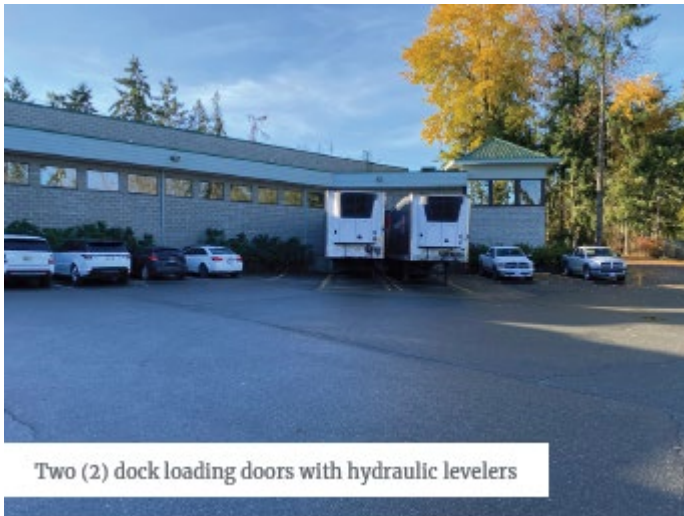
1581 Alberni Hwy | Errington, British Columbia

±69,000 SF | Fully Built | Dry, Cold, Freezer, Office Space available

CONFIDENTIAL OFFERING MEMORANDUM



Loading bay with eight (8) dock loading doors and one (1) separate grade loading door with loading ramp



Two (2) dock loading doors with hydraulic levelers

Salient Facts

Size - 69,133 SF

Asking Rate - \$12.73 per SF

Estimated Additional Rents - \$1.53 per SF

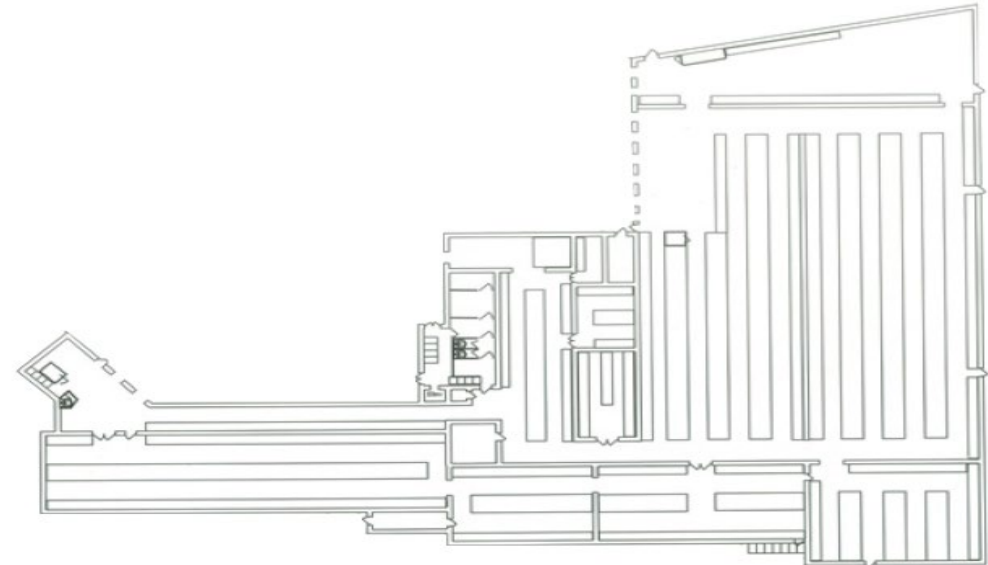
Zoning - Industrial 1 (I-1); permitted uses wholesaling, product assembly, service and repair, transportation/trans-shipment terminal and mini-storage

Property Features

Docks – 10 dock loading doors* and one (1) grade loading door

Mix – Mix of traditional warehouse, cold storage, and mezzanine office space with yard and parking

Racking – 20' and 15' racking heights in the warehouse



1581 Alberni Highway | Regional District of Nanaimo

1581 Alberni Highway presents a rare opportunity to lease a **69,133 SF industrial** and cold storage facility with immediate access to Central and North Vancouver Island via the Alberni Highway corridor. The property offers a functional mix of warehouse and cold storage space, supported by 10 dock-level and 1 grade-level loading doors, strong ceiling heights, and on-site yard and parking. Flexible I-1 zoning and near-term lease make this an ideal solution for logistics, food distribution, and regional occupiers seeking scalable, turnkey space.



Drive Times

Port Alberni	Campbell River	Courtenay	Parksville	Nanaimo	Duncan	Victoria
38 mins 43 Km	69 mins 121 Km	47 mins 76 Km	6 mins 5 Km	34 mins 40 Km	63 mins 90 Km	128 mins 150 Km





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This document is confidential and intended solely for the use of qualified parties. Additional information, floor plans, lease terms, and site tours are available upon request.

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