

PRICE REDUCED

Colliers

Asking:

\$999,999

2058 Boxwood Road | Nanaimo, BC

# Central Nanaimo Industrial Land Parcel For Sale

Colliers is pleased to offer the opportunity to acquire a rare Central Nanaimo industrially zoned parcel comprising 32,460 square feet. The property is located within the Boxwood industrial node and provides for easy access to the Inland Island Highway. Development permit application is ready for 7,800 SF building.

## Location

The subject property is located on Boxwood Road, the main thoroughfare in the midst of the Boxwood industrial node with easy access just 1.3 km from the Inland Island Highway, Vancouver Island's major north-south transportation artery. The immediate area is comprised of a large enclave of industrial, service commercial, distribution and office/retail businesses.



Great access to  
all major traffic  
routes



Easily  
developable



Outstanding  
location  
in central  
Nanaimo



One of very  
few industrial  
parcels  
available

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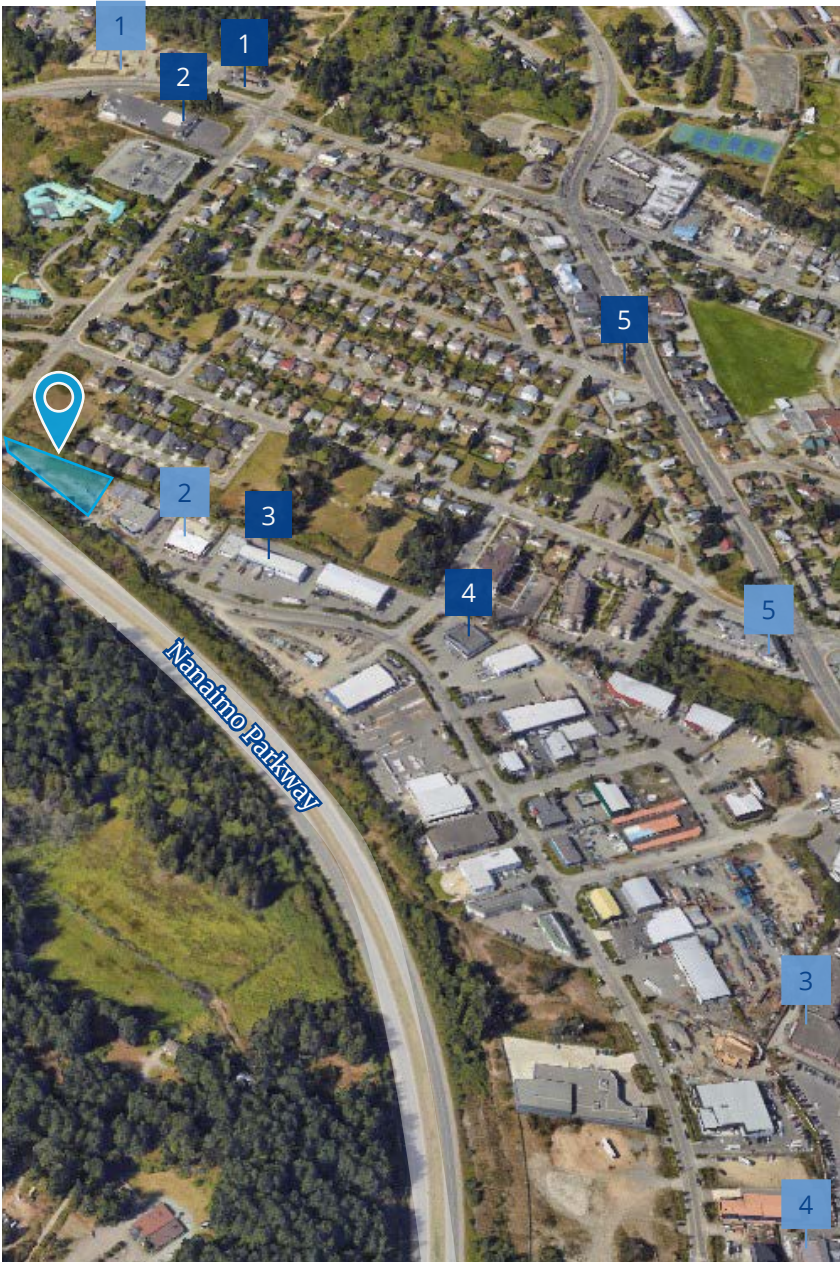
# Subject Property

## The property

The parcel is comprised of 32,460 SF or 0.745 of an acre and possesses approximately 390 feet of frontage to Boxwood Road. The site has previously been cleared and is easily developable. All City services are available at the lot line. Zoned I3 the property allows for 50% lot coverage and building heights of 45 feet.

## Zoning

**I-3 High Tech Industrial.** This zone provides for clean, high-tech industrial uses and supporting commercial uses. Permits a wide variety of uses including, but not limited to: commercial school, custom workshop, daycare, food and beverage processing, laboratory, light industry, manufacturing/contractor office, mini storage, production bakery, refund container recycling depot, repair shop, recreational facility, restaurant, service industry, tool equipment rentals and sales, warehouse, wholesale, etc.



### Restaurants and Cafes

1	Tim Hortons
2	Logwood Brewery
3	Hungry Rooster
4	Green Rock Liquor Store
5	Nanaimo Bakery and Cafe

### Services and Amenities

1	Waves Car Wash
2	Co-op Card lock
3	Purolator
4	Cross Fit Nanaimo
5	Pacific Rim Bicycles

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