



Colliers

UNIT 103 - 650A ALLANDALE ROAD | COLWOOD, BC

For Lease | New construction strata at
Wildcat Industrial

The Opportunity



Colliers is pleased to present the opportunity to lease a brand-new state of the art **2,902 SF** industrial strata unit in Wildcat Industrial at Allandale District with flexible Mixed Use Employment Centre zoning.

The unit offers **2,066 SF** on the main floor and approximately **836 SF** of enclosed second level shell mezzanine.

PROPERTY FEATURES

- One (1) grade level loading door (9' X 12') manually operated
- Rear loading
- Three (3) allocated parking spaces plus one (1) loading stall
- 22' clear ceiling height in the warehouse
- 10'2" clear ceiling height in warehouse below mezzanine
- 9' clear ceiling height in mezzanine
- Mezzanine constructed with steel framing
- One (1) washroom located in the warehouse
- Concrete slab on grade foundation (*floor load capacity of 500 lbs. per SF*)
- Construction: Insulated tilt-up concrete construction
- Roof: Brand new torch on metal roof
- Heating and Cooling: Gas fired unit heaters complete with electronic thermostat controls. Natural gas distribution lines provided to the unit with an additional HVAC system on the mezzanine level for heating/cooling (roughed-in and ready for tenant distribution as necessary)
- Warehouse ceiling fan(s)
- Power: 200A 3-Phase 42 circuit panel with one breaker
- Signage available fronting Allandale Road

Salient Facts

ZONING

Mixed Use Employment Centre 2
(MUEC2) Zone



Permitted Uses include but are not limited to:

- Assembly
- Brewery/Distillery
- Animal hospital
- Daycare
- Indoor sports and recreation facilities
- Light industrial
- Liquor retail store
- Mini- storage warehouse
- Manufacturing
- Office
- Personal service
- Printing publishing
- Public building
- Retail
- Warehouse, storage, and distribution
- Wholesale

Available
Immediately

Year Built
2024

Asking Rate
\$21.00 Per SF

Additional Rent
\$6.50 Per SF

MEZZANINE

INTERIOR WAREHOUSE



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