

 **JINGLE POT**  
**INDUSTRIAL PARK**

4073 Old Slope Place, Nanaimo

**Pre-Sale & Pre-Lease**

**| Light-Industrial Units**

**| New Construction**



Exclusive Advisor: **Patrick Gunville**

Direct: **250-895-1177**

Listed By:

**CBRE**

Designed, Developed and Marketed by:

**Nanaimo Industrial Space Ltd.**



**2K Architecture**



**family tree**  
**developments**



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Senior Associate | Sales & Leasing for Mid-Island

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patrick.gunville@cbre.com



[JinglePotIndustrialPark.com](http://JinglePotIndustrialPark.com)

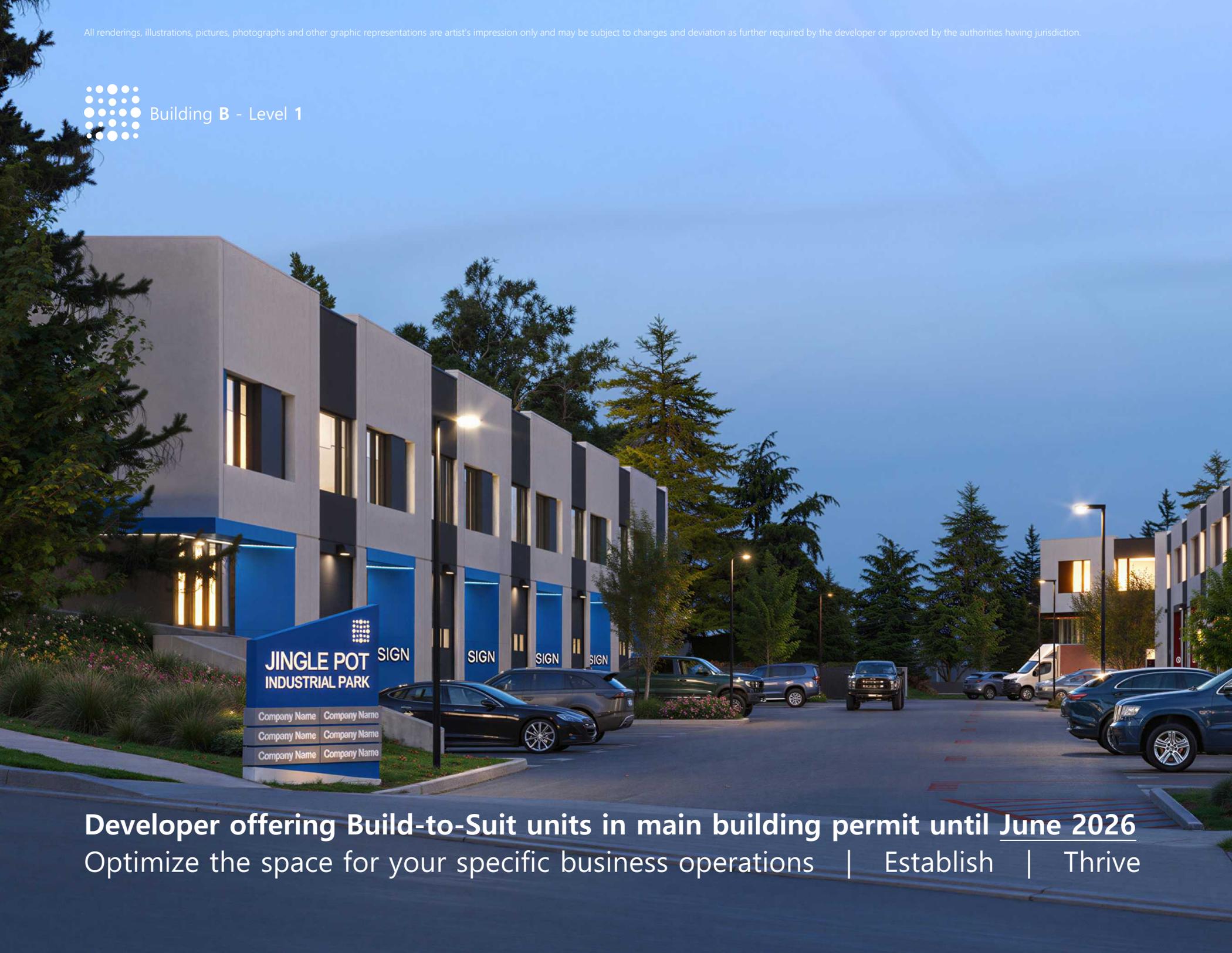
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**Beautifully designed buildings, signage and landscaping**  
Jingle Pot Industrial Park offers professional, durable, and highly functional spaces



## Building B - Level 1



**Developer offering Build-to-Suit units in main building permit until June 2026**  
Optimize the space for your specific business operations | Establish | Thrive



## Building B - Level 1



### Combine units

Stratified units offer opportunity to combine adjacent or stacked units



## Building B - Level 2



**Development Team offering services: Fit your business into this development**  
Feasibility Report | Unit Design | Permits | Construction

# Opportunity

Jingle Pot Industrial Park features twenty-four premium industrial strata units within three distinct concrete buildings, totaling 70,891 SF.

Three dedicated road access points and prominent pylon signage at each driveway entrance provides excellent visibility and efficient access. Units range from 1,768 SF up to 6,098 SF, with the opportunity to combine available units for even larger contiguous floor plans, providing flexibility for a variety of business needs.

Close access to key regional markets, direct mainland connections via two major ferry terminals, and proximity to established amenities and a skilled local workforce support reliable operations and position your business for long-term growth.

Strategically located at the center of Vancouver Island's expanding and diverse economy, Jingle Pot Industrial Park presents an exceptional opportunity to secure your place in a growing market.



## Build-to-Suit

- Include your tenant improvements in the main building permit until application in June 2026.



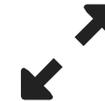
## Loading

- 21 ft (6.4m) to 33 ft (10m) trucks
- 12 ft (3.7m) x 14 ft (4.3m) doors



## Ready for Occupancy

- Fall 2028



## Flexible Spaces

- Building A combine units on L1
- Building B combine units on L1 & L2



# Zoning and Types of Businesses

This property is within Nanaimo City's I2 - Light Industrial zone, which permits a wide variety of businesses, such as:



- Automotive Repair
- Boat Construction and Repair
- Storage Yard
- Truck, Trailer and Heavy Equipment Sales
- Repair Shop



- Manufacturing / Contractor Office
- Prefab Home Sales and Manufacturing
- Printing and Publishing Facility
- Production Studio
- Sign Shop



- Food and Beverage Processing
- Production Bakery
- Micro Cannabis Production and Processing



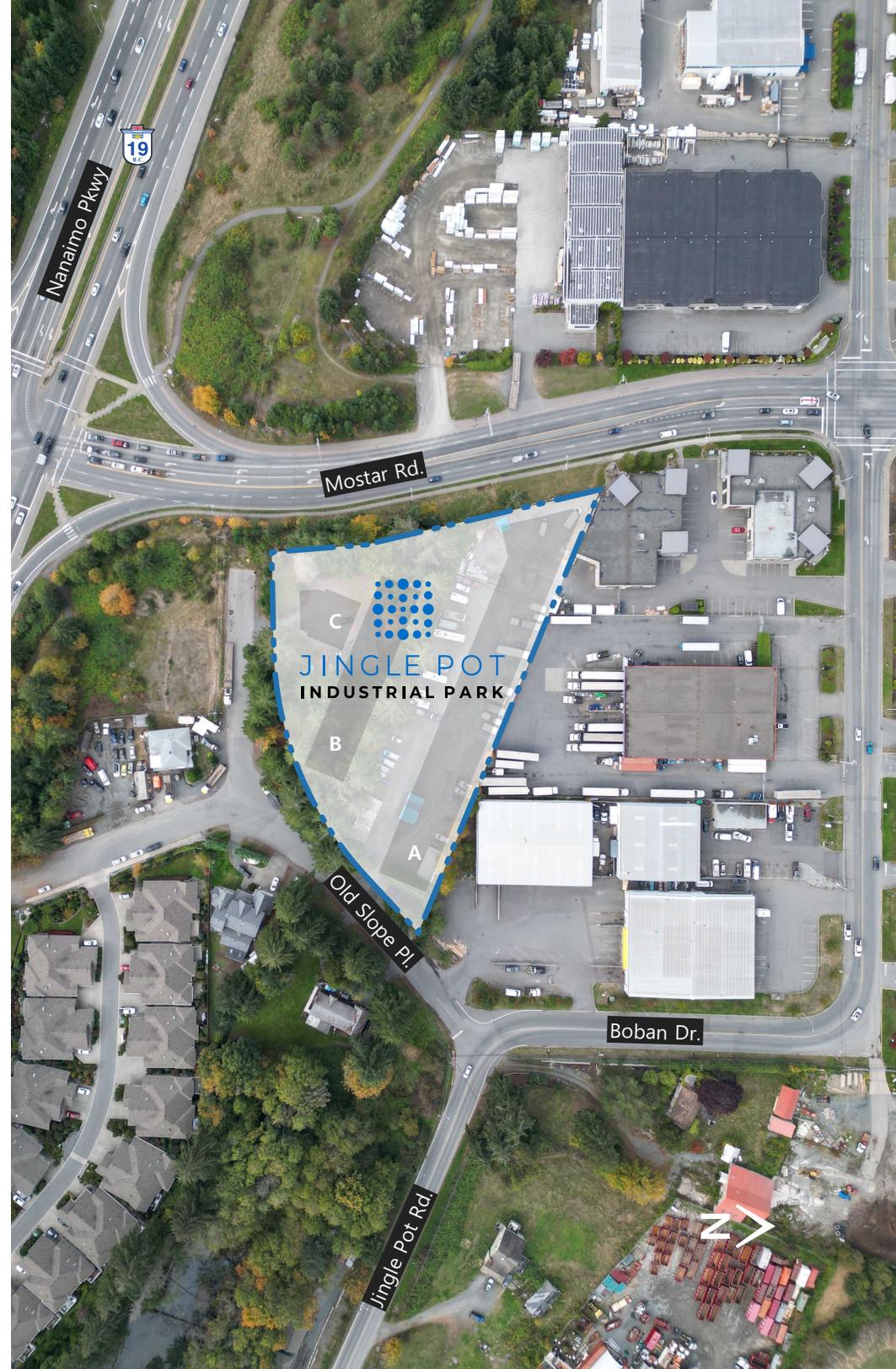
- Mini Storage
- Storage Yard
- Warehouse
- Wholesale
- Lumber Yard



- Laboratory
- Light Industry
- Research Facility
- Custom Workshop



- Refund Container Recycling Depot
- Service Industry
- Social Service Resource Centre



# Building A

Unit	L1 (SF)	L2 (SF)	Total*	Price***	Price/SF	Parking #
01	2,233	1,233	3,479	\$1,913,664	\$550	01, 02, 03
02	2,352	1,208	3,574	\$1,965,427	\$550	04, 05, 51
03	2,352	1,208	3,574	\$1,965,427	\$550	06, 07
04	2,352	1,208	3,574	\$1,965,427	\$550	08, 09, 10
05	2,352	1,208	3,574	\$1,965,427	\$550	11, 12, 13
06	2,352	1,208	3,574	\$1,965,427	\$550	14, 15, 16
07	2,352	1,208	3,574	\$1,965,427	\$550	17, 18, 31
08	2,352	1,208	3,574	\$1,965,427	\$550	19, 20, 21
09	2,352	1,208	3,574	\$1,965,427	\$550	22, 23, 24
10	2,352	1,208	3,574	\$1,965,427	\$550	25, 26, 30
11	4,438	1,913	6,375	\$3,506,379	\$550	27, 28, 29

# Building B - Level 1

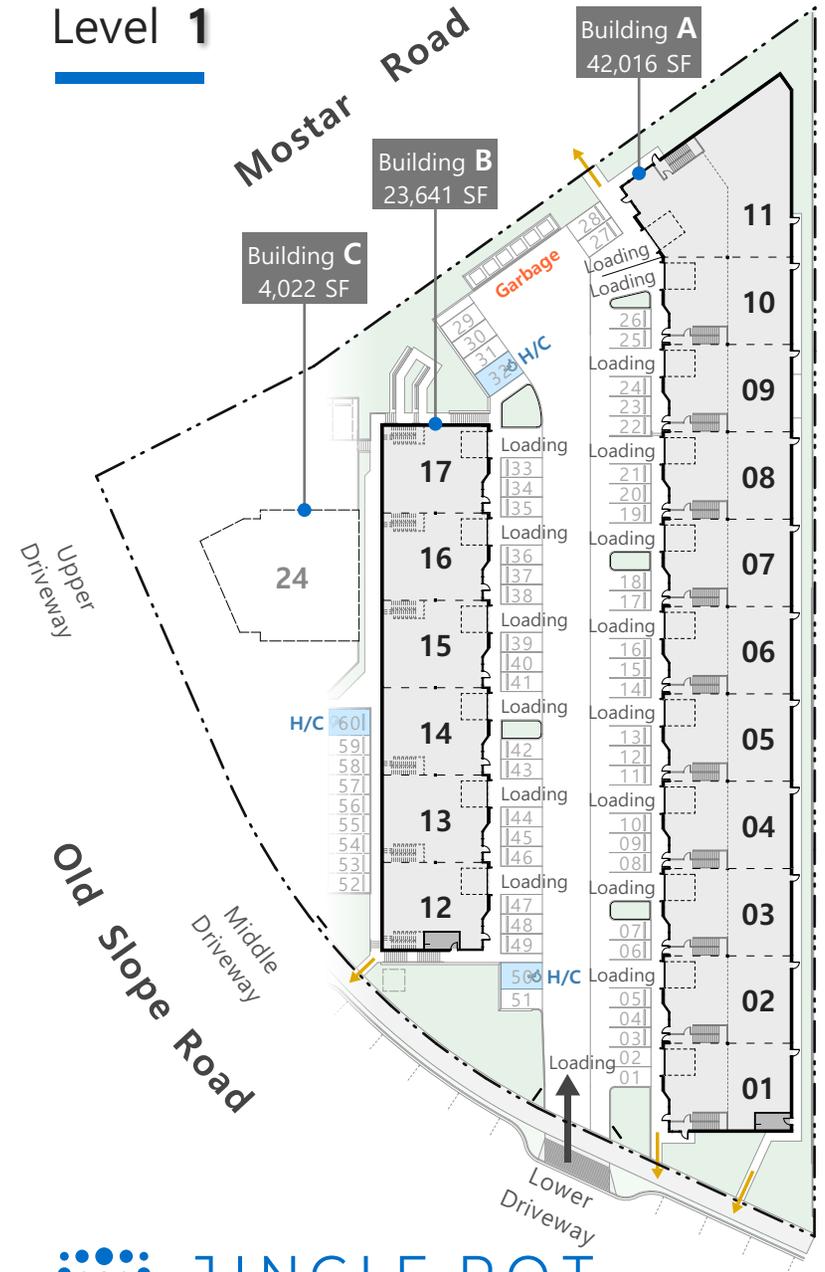
Unit	L1 (SF)	L2 (SF)**	Total*	Price***	Price/SF	Parking #
12	1,830	Unit 18	1,843	\$1,013,891	\$550	47, 48, 49
13	1,952	Unit 19	1,966	\$1,081,535	\$550	44, 45, 46
14	1,952	Unit 20	1,966	\$1,081,535	\$550	42, 43
15	1,952	Unit 21	1,966	\$1,081,535	\$550	39, 40, 41
16	1,952	Unit 22	1,966	\$1,081,535	\$550	36, 37, 38
17	1,994	Unit 23	2,008	\$1,104,612	\$550	33, 34, 35

\* Unit **Total SF** includes a proportional amount of Service Room Area as a % of the Total Building SF.

\*\* **Level 2 (L2) SF** separate upper units optionally can be connected via stairs or elevators to create larger contiguous floor plans.

\*\*\* **Price** this value is calculated from the exact decimal value of a units SF, the SF values shown in this chart are rounded to the nearest whole number.

All dimensions and sizes are approximate and are intended as a general reference only, not to be relied upon, and are subject to change without prior notice.



## Building B - Level 2

Unit	L1 (SF)**	L2 (SF)	Total*	Price***	Price/SF	Parking #
18	Unit 12	1,987	2,001	\$1,100,551	\$550	52, 53
19	Unit 13	1,962	1,976	\$1,086,908	\$550	54, 55
20	Unit 14	1,962	1,976	\$1,086,908	\$550	56, 57
21	Unit 15	1,962	1,976	\$1,086,908	\$550	58, 59
22	Unit 16	1,962	1,976	\$1,086,908	\$550	61, 62
23	Unit 17	2,004	2,018	\$1,109,984	\$550	63, 64

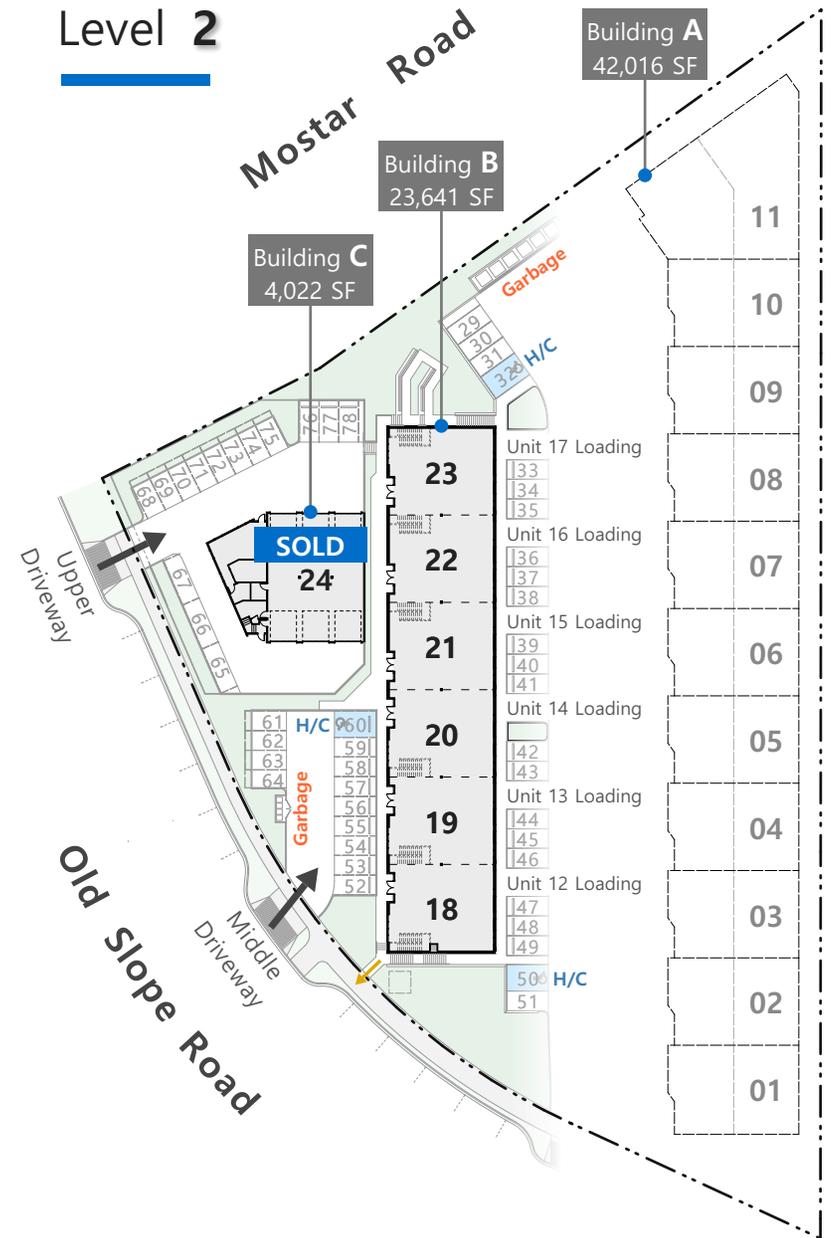
## Building C

Unit	L1 (SF)	L2 (SF)	Total	Price	Price/SF	Parking #
24			<b>SOLD</b>			65-78

\* Unit **Total SF** includes a proportional amount of Service Room Area as a % of the Total Building SF. See Floor Plans for further detail.

\*\* **Level 1 (L1) SF** separate lower units optionally can be connected to gain a loading bay, access via stairs or elevators to create larger contiguous floor plan.

\*\*\* **Price** this value is calculated from the exact decimal value of a units SF, the SF values shown in this chart are rounded to the nearest whole number.



**JINGLE POT**  
INDUSTRIAL PARK

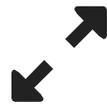
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## Building A Features



- Insulated precast concrete building
- Level 2 structure is open web steel joists with concrete topping
- 33 ft (10m) truck loading per unit 12' x 14' overhead door
- Floor-to-ceiling 15 ft tall aluminum storefronts bring ample natural light



- Separated Level 2 entrance gives an opportunity to lease or sub-lease
- Optional commercial elevator
- 15' ceiling in front under Level 2 28' ceiling in back of unit
- Combine units together for more loading bays and floor space



- 500 PSF floor capacity on Level 1
- 100 PSF floor capacity on Level 2
- ESFR sprinkler system
- Plumbing rough-in for washrooms at Level 1 & 2



- Industrial LED lighting, tubular skylights, flood light at loading door
- Each unit has roof curb rough-in ready for a heating and cooling RTU
- Separately metered utilities
- 3-phase power (200 amp)

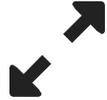
Common  
Park



## Building B - Level 1 Features



- Insulated precast concrete building
- Level 2 structure is open web steel joists with concrete topping
- 21 ft (6.4m) truck loading per unit  
12 ft x 12 ft overhead door
- Floor-to-ceiling 14 ft tall aluminum storefronts bring ample natural light



- Combine Level 2 unit above for client facing, retail, or office space
- Stairs or elevator to Level 2
- Combine adjacent units together for more loading bays & floor space
- Pathways and stairs go through outdoor gardens and seating



- 500 PSF floor capacity on Level 1
- ESFR sprinkler system
- Plumbing rough-in for washrooms
- Garbage & recycling enclosure is large, and easily accessible



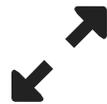
- Industrial LED lighting, tubular skylights, flood light at loading door
- Each unit has roof curb ready for a heating and cooling RTU
- Separately metered utilities
- 3-phase power (200 amp)



## Building B - Level 2 Features



- Insulated precast concrete building
- Level 2 structure is open web steel joists with concrete topping
- Combine with a Level 1 unit for a 12' x 12' overhead loading door
- Floor-to-ceiling 14 ft tall aluminum storefronts bring ample natural light



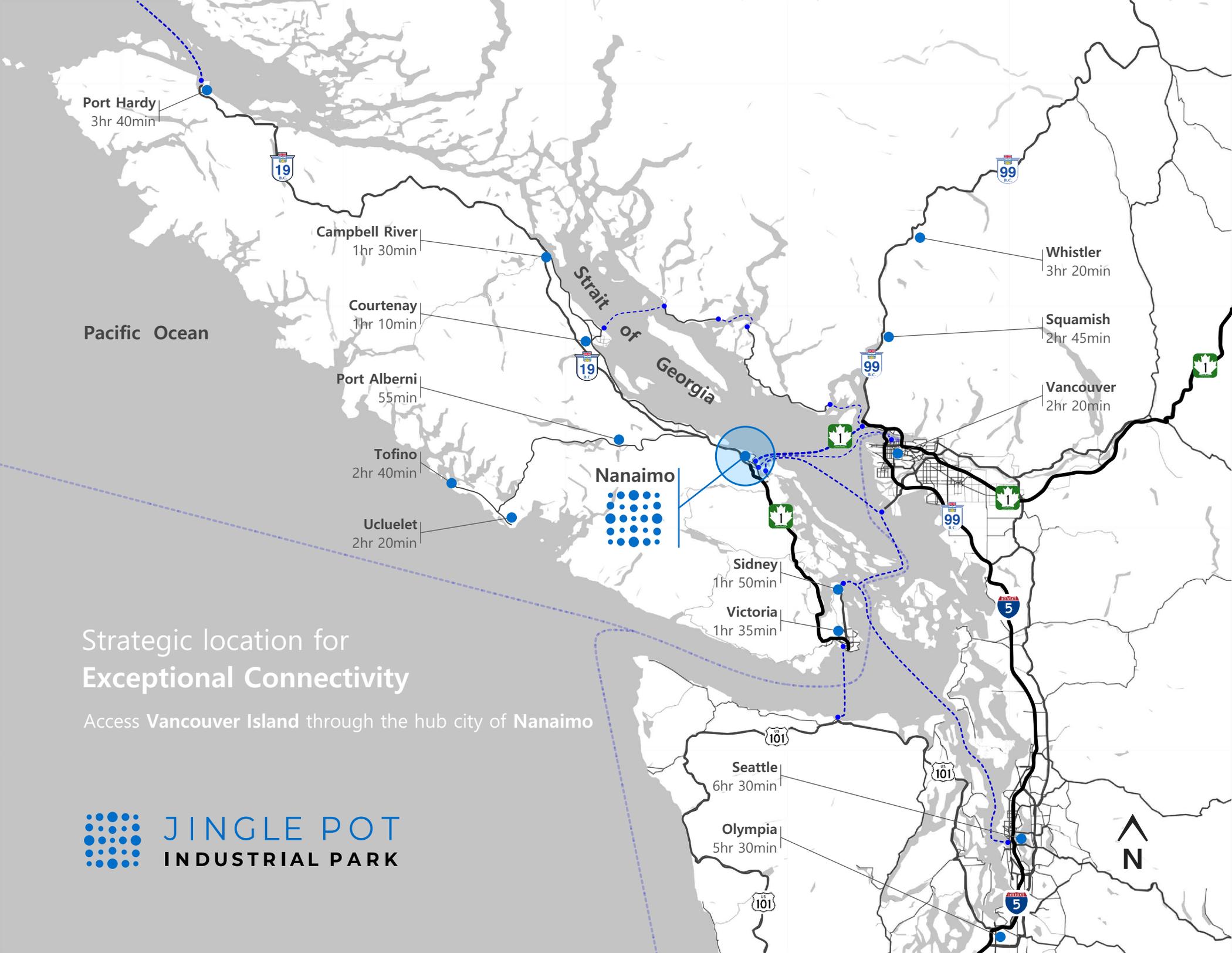
- Combine Level 1 unit below for loading, storage, workshop
- Stairs or elevator to Level 1
- Combine adjacent units together for more floor space
- Three signage locations per unit, Entry, Facade, and Driveway



- 200 PSF floor capacity on Level 2
- ESFR sprinkler system
- Plumbing rough-in for washrooms
- Common accessible parking stalls on both levels of driveway



- LED lighting and tubular skylights
- Each unit has roof curb ready for a heating and cooling RTU
- Separately metered utilities
- 3-phase power (200 amp)



Port Hardy  
3hr 40min

Campbell River  
1hr 30min

Courtenay  
1hr 10min

Port Alberni  
55min

Tofino  
2hr 40min

Ucluelet  
2hr 20min

Strait of Georgia

Nanaimo

Sidney  
1hr 50min

Victoria  
1hr 35min

Whistler  
3hr 20min

Squamish  
2hr 45min

Vancouver  
2hr 20min

Seattle  
6hr 30min

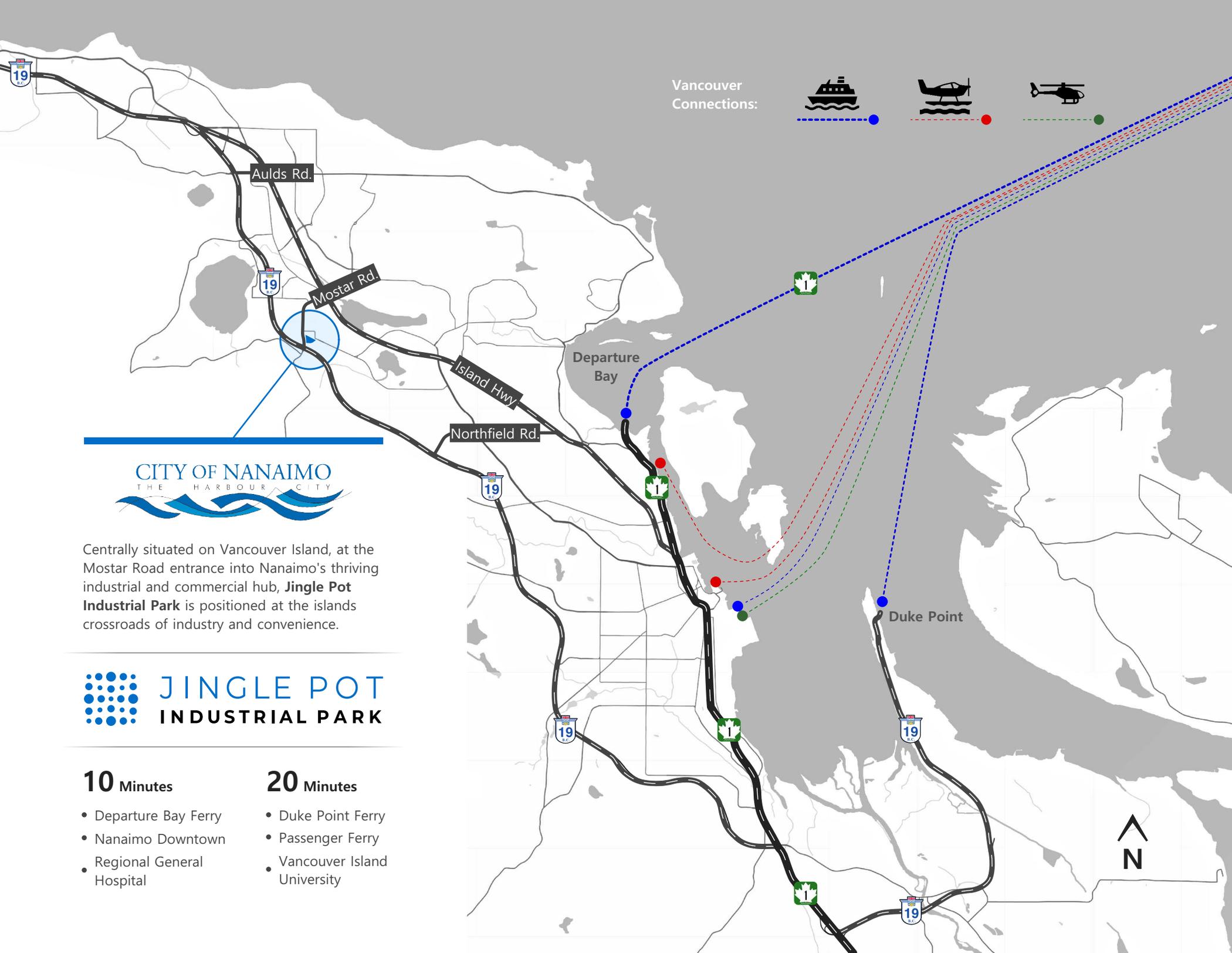
Olympia  
5hr 30min

## Strategic location for Exceptional Connectivity

Access Vancouver Island through the hub city of Nanaimo



**JINGLE POT**  
**INDUSTRIAL PARK**



Vancouver  
Connections:



Centrally situated on Vancouver Island, at the Mostar Road entrance into Nanaimo's thriving industrial and commercial hub, **Jingle Pot Industrial Park** is positioned at the islands crossroads of industry and convenience.

## JINGLE POT INDUSTRIAL PARK

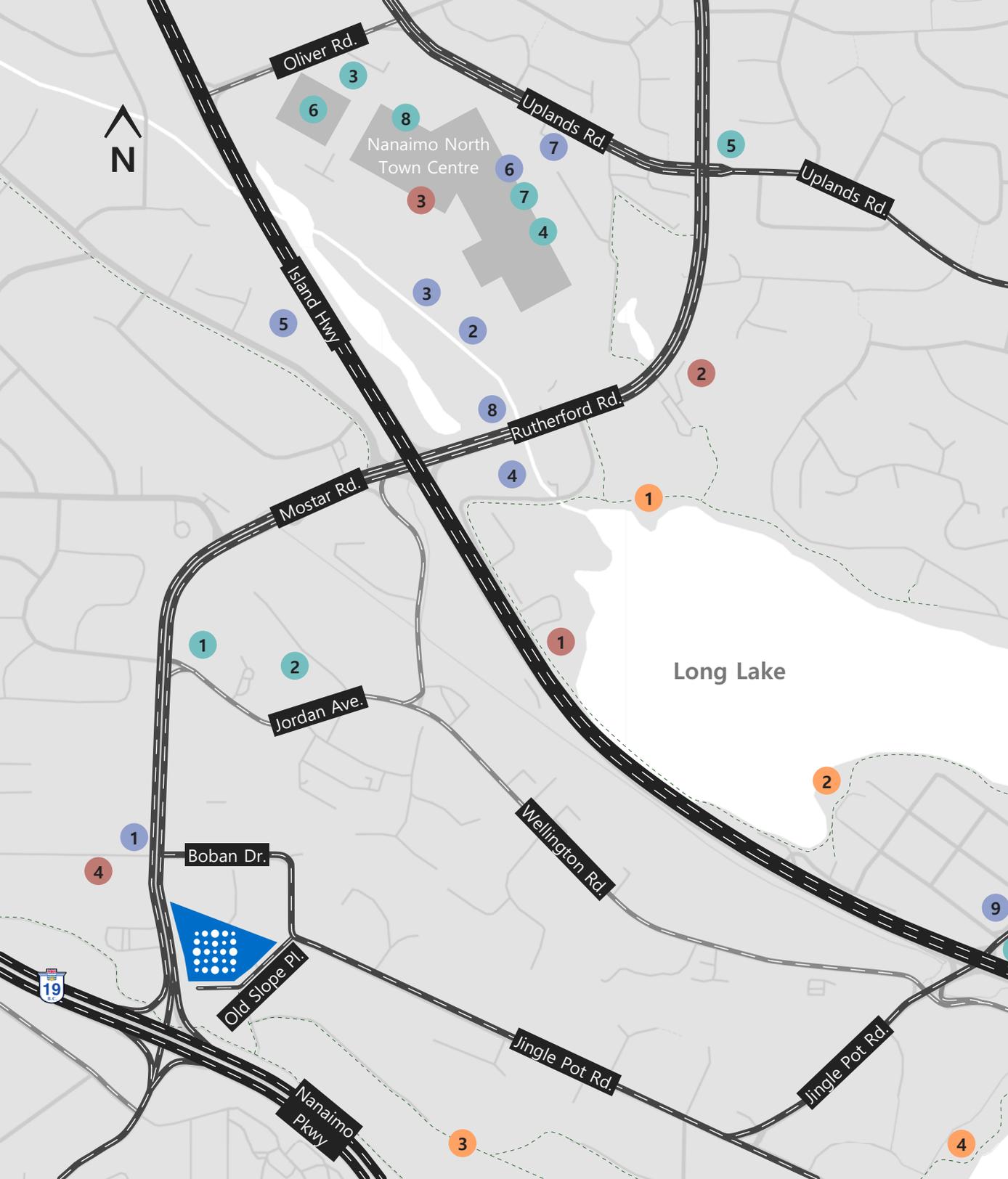
### 10 Minutes

- Departure Bay Ferry
- Nanaimo Downtown
- Regional General Hospital

### 20 Minutes

- Duke Point Ferry
- Passenger Ferry
- Vancouver Island University





## Local Amenities

### Restaurants

1. Smokin' Georges BBQ
2. Montana's BBQ & Grill
3. Driftwood Chinese Buffet
4. Dami Sushi / Fatburger
5. Saigon Kitchen
6. Subway
7. Tim Hortons
8. McDonald's
9. Wellington Hotel Pub

### Shopping

1. Slegg Building Materials
2. Fountain Tire
3. Electric Car Charge Point
4. Fairway Grocery Market
5. Gas Station
6. Canadian Tire
7. London Drugs
8. Rona

### Accommodation & Entertainment

1. Inn on Long Lake
2. The Grand Hotel
3. Galaxy Cinema
4. Romper Room (Rock Climbing)

### Parks & Trails

1. Lakeview Park (Long Lake)
2. Loudon Park (Long Lake)
3. Elmwood Park
4. Shenton Park (Diver Lake)

Multi-Use Pathway -----



# JINGLE POT INDUSTRIAL PARK

4073 Old Slope Place, Nanaimo, BC

Nanaimo Pkwy.



Mostar Rd.

Boban Dr.

C

B

A

Old Slope Pl.

Jingle Pot Rd.



# Development Team

A local experienced team



**Owner:**

Nanaimo Industrial Space Ltd.  
4073 Old Slope Place, Nanaimo B.C. V9T 5P8

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**Architect:**

2K Architecture Inc.  
250-295-9050 | karim@2-k.ca  
376 Selby Street, Nanaimo, B.C. V9R 2R5

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**Property Development Manager:**

Family Tree Developments Ltd.  
250-797-6469 | rasila@familytreedevelopments.ca  
376 Selby Street, Nanaimo, B.C. V9R 2R5

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**Pre-Construction Manager:**

Island West Coast Development Ltd.  
250-756-9665 | info@iwcd.ca  
2214 McCullough Road, Nanaimo, B.C. V9S 4M8

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**Landscape Architect:**

Kinship Design Art Ecology  
250-753-8093 | kate.stefiuk@kinshipdesign.ca  
1070 Nelson Street, Nanaimo, B.C. V9S 2K2

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**Civil Engineer:**

Cascara Consulting Engineers Ltd.  
250-591-7364 | mail@cascara.ca  
203-335 Wesley Street, Nanaimo, B.C. V9R 2T5

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**Surveyor:**

J.E. Anderson & Associates  
250-758-4631 | dwh@jeanderson.com  
1A-3411 Shenton Road, Nanaimo, B.C. V9T 2H1

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**Geotechnical Engineer:**

Lewkovich Engineering Associates Ltd.  
250-756-0355 | geotech@lewkovich.com  
1900 Boxwood Road, Nanaimo, B.C. V9S 5Y2

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## Specializing in Nanaimo & Mid-Island

CBRE is the world's largest commercial real estate services and investment firm, with more than 500 offices in over 100 countries and hundreds of billions of dollars in annual global commercial real estate transactions. CBRE's global network and market intelligence support institutional investors, major corporations, governments, and private capital across office, industrial, retail, logistics, and investment properties. Having identified Nanaimo and Vancouver Island as one of Western Canada's most strategically positioned and increasingly sought-after commercial activity centres, CBRE is now actively serving the region with global reach and local execution.

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