



Unit A - 5,052 sq ft



Interior view of unit

5,052 sq ft of Light Industrial Space Parkway Industrial Park 1965 Bollinger Road, Nanaimo, BC

Strategically located in the Parkway Industrial Park, 1965 Bollinger Road offers new and stylish warehouse-type space with convenient access and egress to the Inland Island Highway and Bowen Road, the main arterial routes through Nanaimo. The Inland Island Highway offers a direct route to the Duke Point Ferry Terminal, making this an ideal location for light industrial access to the Mid Island Region.

Resting on a .24 acre site, this newly constructed 10,733 sq ft manufacturing and warehouse facility was specifically designed to meet the needs and requirements of light industrial use.

The space is finished to shell stage and is ready for custom tenant improvements. It is available for lease immediately.

This is an opportunity to base your business in an area that has seen rapid expansion in response to the increasing demand for light industrial properties.

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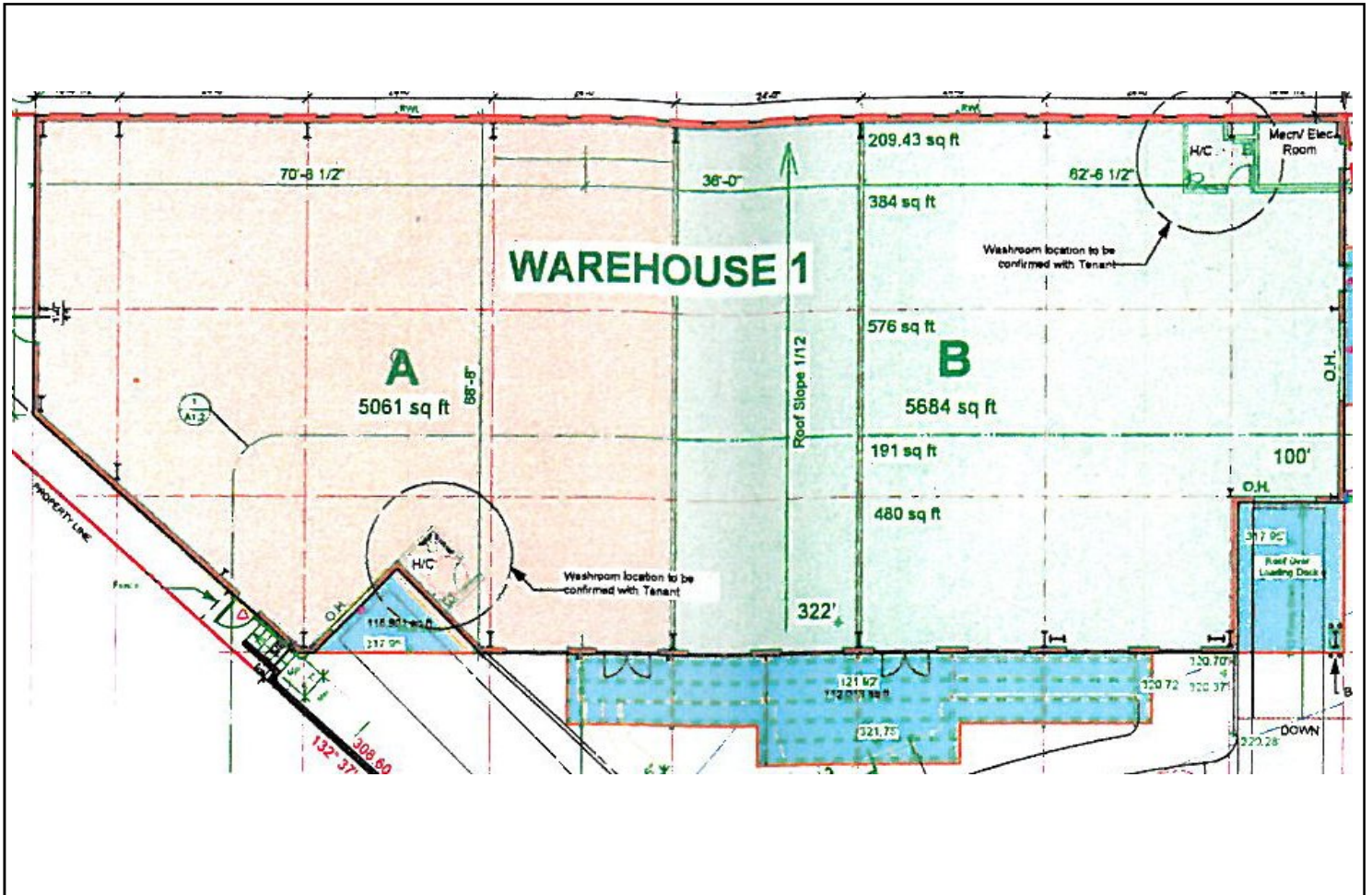
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The Building & Available Unit

- The unit is 5,052 sq ft and has its own loading bay.
- The building has 400 amp 600 volt 3 phase power available.

Zoning

- *I-3 High Tech Industrial Zone*
This zone provides for clean, high-tech industrial uses and supporting commercial uses. Permitted uses include commercial school, custom workshop, laboratory, light industry, manufacturing office, production bakery, repair shop and service industry and many other professional office uses.



Location

Nanaimo is located on the east coast of Vancouver Island, 113 km north of Victoria, and 55 km across the Strait of Georgia from Vancouver. The city projects into the strait like a headland, affording waterfront on three sides and spectacular ocean views at every turn. BC Ferry terminals in Departure Bay and Duke Point link Nanaimo directly to Metro Vancouver.

Nanaimo has one of the longest shorelines in Canada and a forested mountain backdrop just outside downtown. Here you can go from the wilderness to the city centre in just a few minutes, and spend more time in the places you want to be.

As the second largest city on Vancouver Island, Nanaimo promises a lively and unique urban experience. A new conference centre set in the heart of the city is already attracting another wave of retail and service businesses. Nanaimo is also home to Woodgrove Mall, the largest shopping centre on Vancouver Island.

For families, Nanaimo offers a thriving school system with five high schools, and a comprehensive post secondary institution in Vancouver Island University which serves approximately 20,000 students per year.

The City of Nanaimo is a classic West Coast community offering natural beauty at every turn and vast recreation potential, attracting a steady stream of new residents.



Offered for Lease

5,052 sq ft available

\$9.50 per sq ft

Plus OET

Available immediately

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