



11,516 sq ft High Profile Light Industrial Space

2350 Delinea Place, Nanaimo, BC

DTZ Barnicke Nanaimo Ltd. is pleased to offer 8,134 sq ft of warehouse along with approximately 3,382 sq ft of office in this newly constructed light industrial building on a 26,136 sq ft lot.

The building features 1,628 sq ft of office/showroom space on the main floor and an additional 1,754 sq ft of office space on the mezzanine level.

The 8,134 sq ft of warehouse space features two overhead bay doors and the property has 16 designated parking spaces.

The electrical service to the building is 600 AMP, 120/208 V, 3 Phase power.

Zoned light industrial, this offering has many different possible uses as outlined in the City of Nanaimo Zoning Regulations.

The site offers easy access to both the Island Highway and Bowen Road, the main arterial routes through Nanaimo.

Contact:

Gerry Van Vaals
Personal Real Estate Corporation

Email:

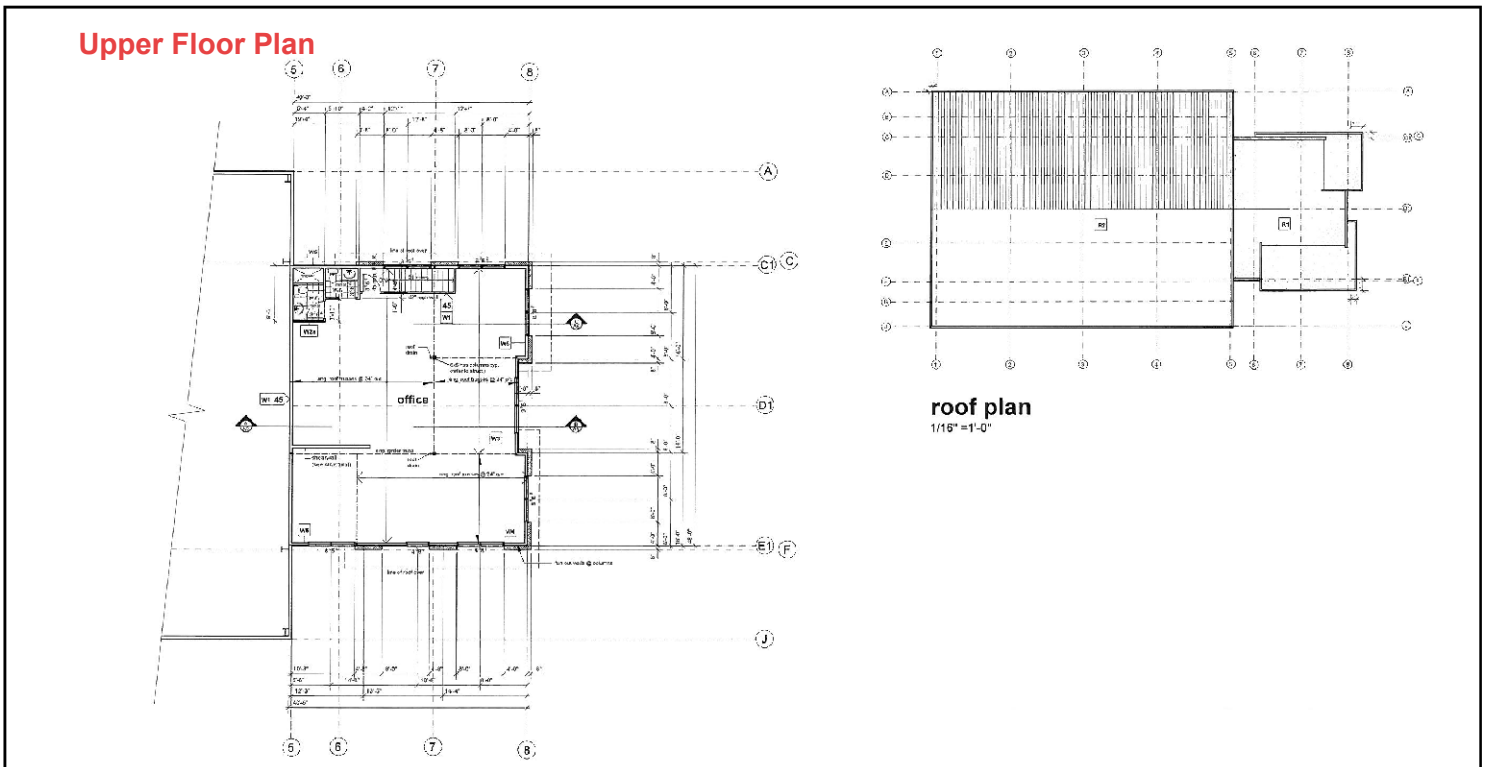
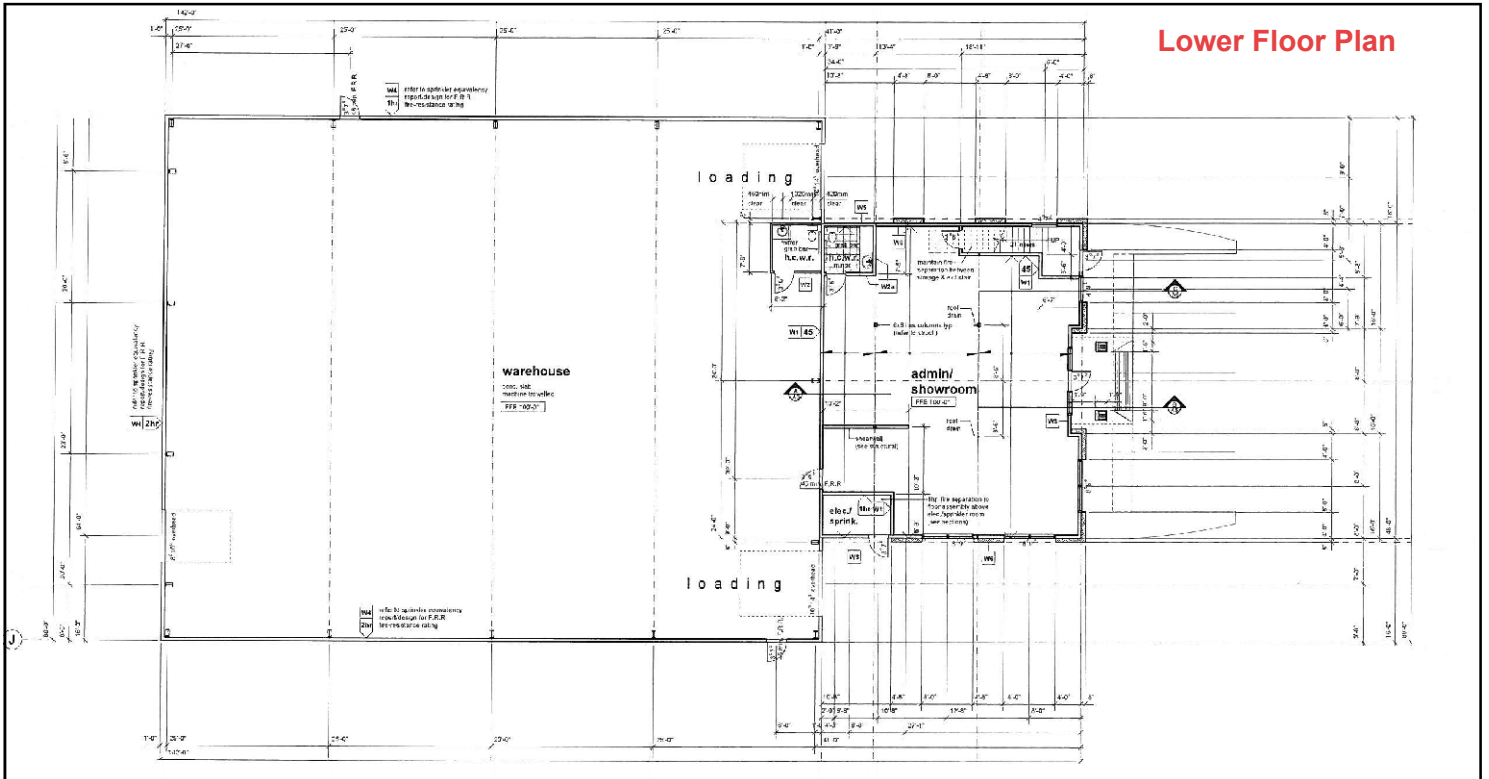
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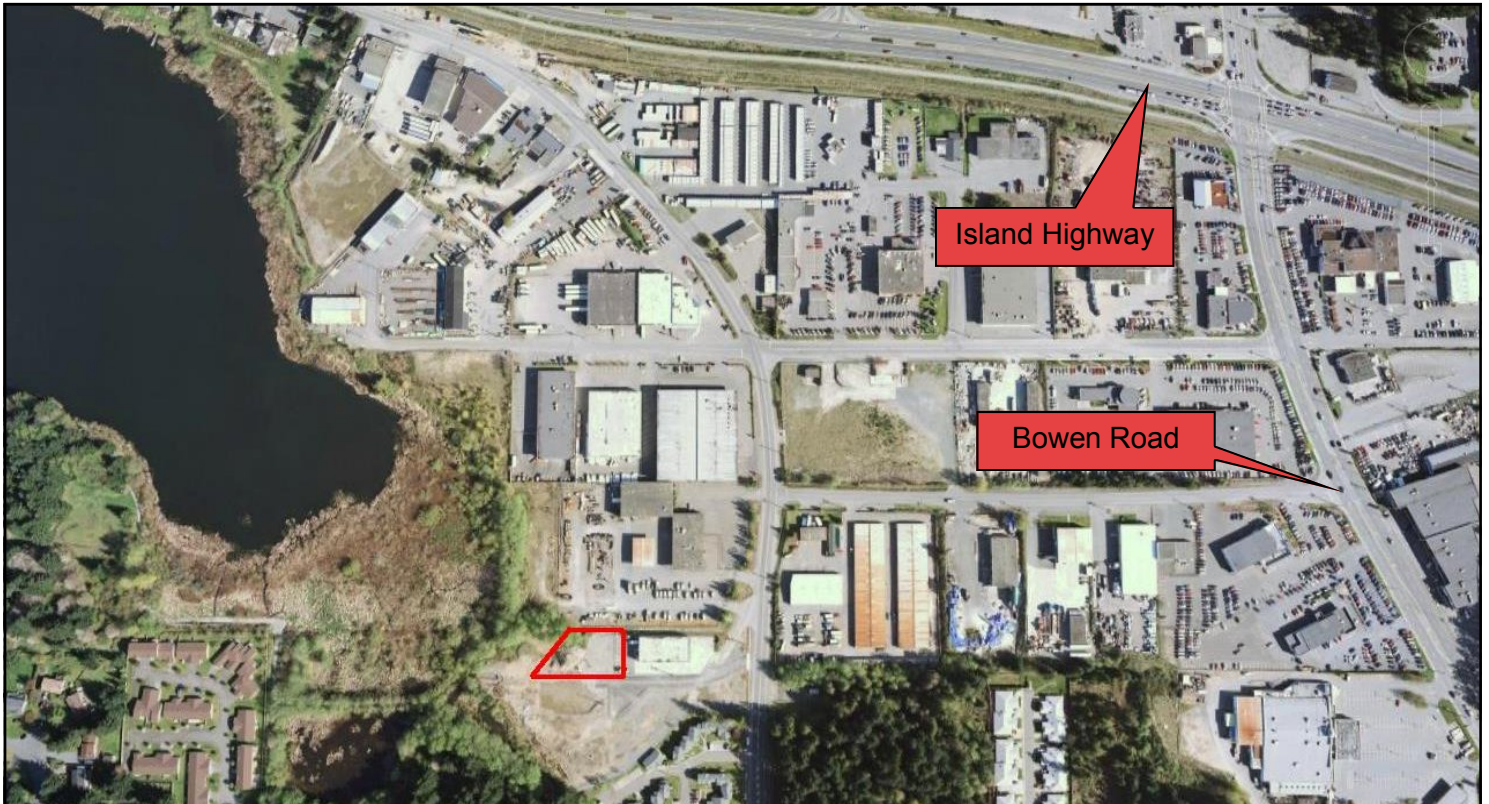
DTZ Barnicke Nanaimo Ltd.
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www.dtzbarnicke.com/nanaimo



Information contained herein has been obtained from the owners or sources deemed reliable by DTZ Barnicke Nanaimo Ltd. While we have no reason to doubt its accuracy, we regret we cannot guarantee such information. All measurements and other information herein should be independently verified by the reader or prospective user and is subject to the user's own inspection of the premises and due diligence work and to the user's satisfaction with the results of such review.



Property Highlights

Civic Address: 2350 Delinea Place

Parcel Identifier: 026-666-278

Zoning: I-2 Light Industrial

Total Lot Size: 0.6 acres

Assessment 2012:

Land Value	\$ 297,000
Improvements	<u>\$1,307,000</u>
Total Value	\$1,604,000

Taxes (2011): \$ 37,556

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Offered for Lease at

\$9.95 sq ft

Plus operating expenses and taxes to be determined

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