

**1.83 acres of I-2 industrial
with new 10,000 sq ft building****1110-1120 Maughan Road, Nanaimo, British Columbia**

Strategically located in the Duke Point Industrial Park, Nanaimo's largest industrial center and only 11 km from downtown Nanaimo, the subject property offers excellent access and access to both the Duke Point Ferry Terminal and the Trans Canada Highway, making it an ideal location for industrial access to the Mid Island Region.

Resting on 1.83 acres this offering includes a newly constructed 10,000 sq ft manufacturing and warehouse facility. The building was designed specifically to meet light and heavy industrial manufacturing and warehouse requirements.

This is an opportunity to base your business in an area that has seen rapid expansion in response to the increasing demand for industrial properties in one of British Columbia's fastest growing regions.

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Land and buildings

This is 1.83 acres (79,838 sq ft) of level land zoned I-2 for light industry. The property contains buildings, on-site storage and parking . There is sufficient area on the property for additional development.

Nanaimo's limited industrial land base coupled with the rapid development of the mid-island region increases the long-term potential of this property.

The newly constructed 10,000 sq ft manufacturing and warehouse facility comprises; Mezzanine 2,569 sq ft, Covered Storage Area 2,450 sq ft, Warehouse area 5,001 sq ft, Machine Shop 1,139 sq ft and Front Office 1,182 sq ft. The building was designed specifically to meet light and heavy industrial manufacturing and warehouse requirements and features 400 amp, 600 volt, 3 phase power.

Permitted uses for the land include automobile salvage, food or beverage processing, wood and paper product processing, recycling, storage yard or other light industry uses. Refer to the City of Nanaimo website for a detailed description of the zoning bylaw.

Zoned I-2 Light Industrial the property provides for clean industrial uses with a high standard of design and maintenance. Please see municipal By-Laws for all permitted uses.

Land and buildings

Offered at \$1,975,000

Property Assessment (2012)

Lot 6: Land	\$218,000
Buildings	\$838,000
Lot 7: Land only	\$218,000

Legal Description

Lots 6 & 7 Section 2 Range 8
Nanaimo District Plan VIP63717

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