FOR LEASE

Size: 11,503 Sq Ft
Base Rent $16.00 per Sq Ft
Est Additional Rent: $0.74 per Sq Ft

460 COMMERCIAL



3260 & 3260A Mustang Road, Nanaimo, BC V0R 1H0

Nanaimo Airport (YCD) airside aviation facility comprising a 9,650 Sq. Ft. metal clad operations building, 1,853 Sq. Ft. detached office building, associated leased land and apron area with direct taxiway and runway access. Built in 2017, the operations building offers an expansive clear-span workspace with polished concrete floors, LED lighting, four (4) 20' x 20' overhead doors providing direct apron access and two additional roll-up doors on the opposite side for convenient vehicle loading and service access. The modern office building, installed in 2021, features four private offices, reception area, staff kitchen, lounge and three washrooms, including one with a shower. Available exclusively to businesses requiring regular use of the airport's apron, taxiway and runway. Estimated Additional Rent: $0.74/Sq. Ft. Tenant pays Hydro and Property Taxes (2025: $8,381.52). All proposed uses are subject to Nanaimo Airport Commission approval.



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FEATURES

- Direct airside access with immediate connection to the taxiway and runway
- Modern clear-span aviation operations building with four 20' x 20' airside overhead doors
- Detached office building featuring reception, private offices, staff kitchen, lounge and three washrooms
- Associated apron and leased land providing excellent operational flexibility
- Immediate access to the Island Highway serving Central, North and South Vancouver Island
- Available exclusively to businesses requiring regular use of Nanaimo Airport's apron, taxiway and runway

DETAILS

Civic Address
3260 & 3260A Mustang Road,
Nanaimo, BC V0R 1H0

Unit Size
11,503 Sq. Ft

Legal Description
Lot 2 of Sections 1 & 2 Range 8 Cranberry District and of District Lots 2 & 15 Bright District Plan VIP68713

Zoning
Airport - AR1

PID No.
024-492-256

Base Rent
$16.00 per Sq. Ft.

Est. Additional Rent 2026
$0.74 per Sq. Ft.

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Mustang Rd
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EDDYNET







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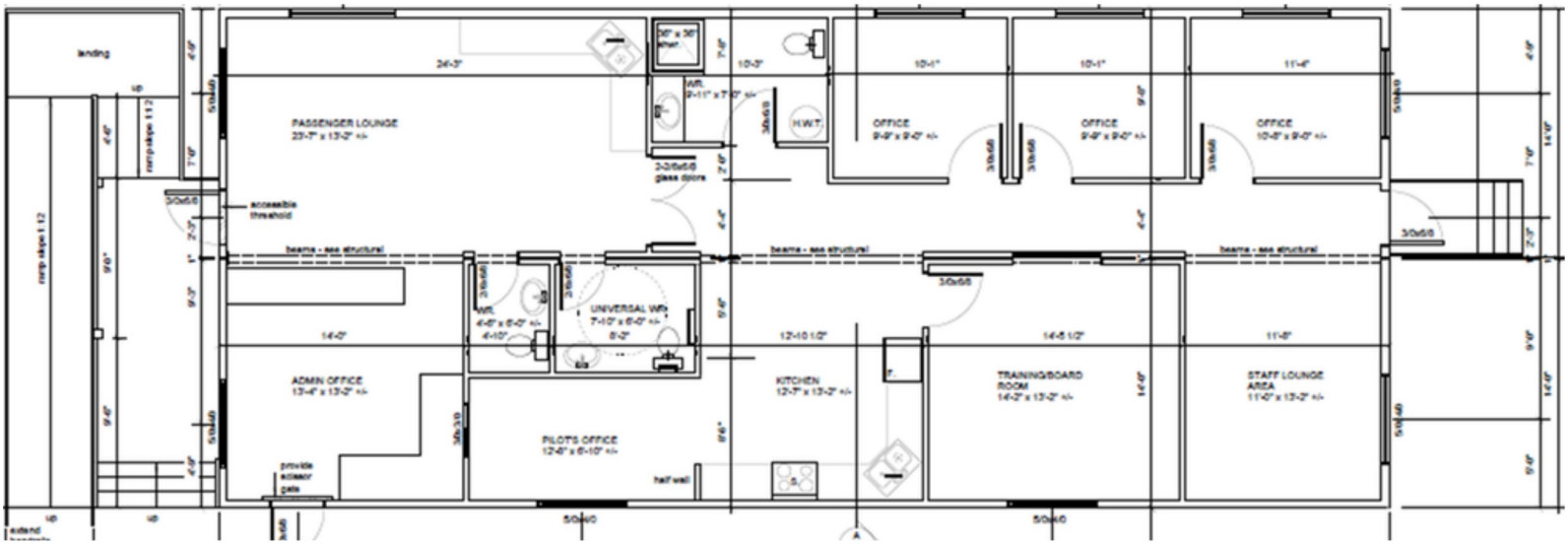


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Office Floor Plan

3260 & 3260A MUSTANG ROAD, NANAIMO, BC V0R 1H0



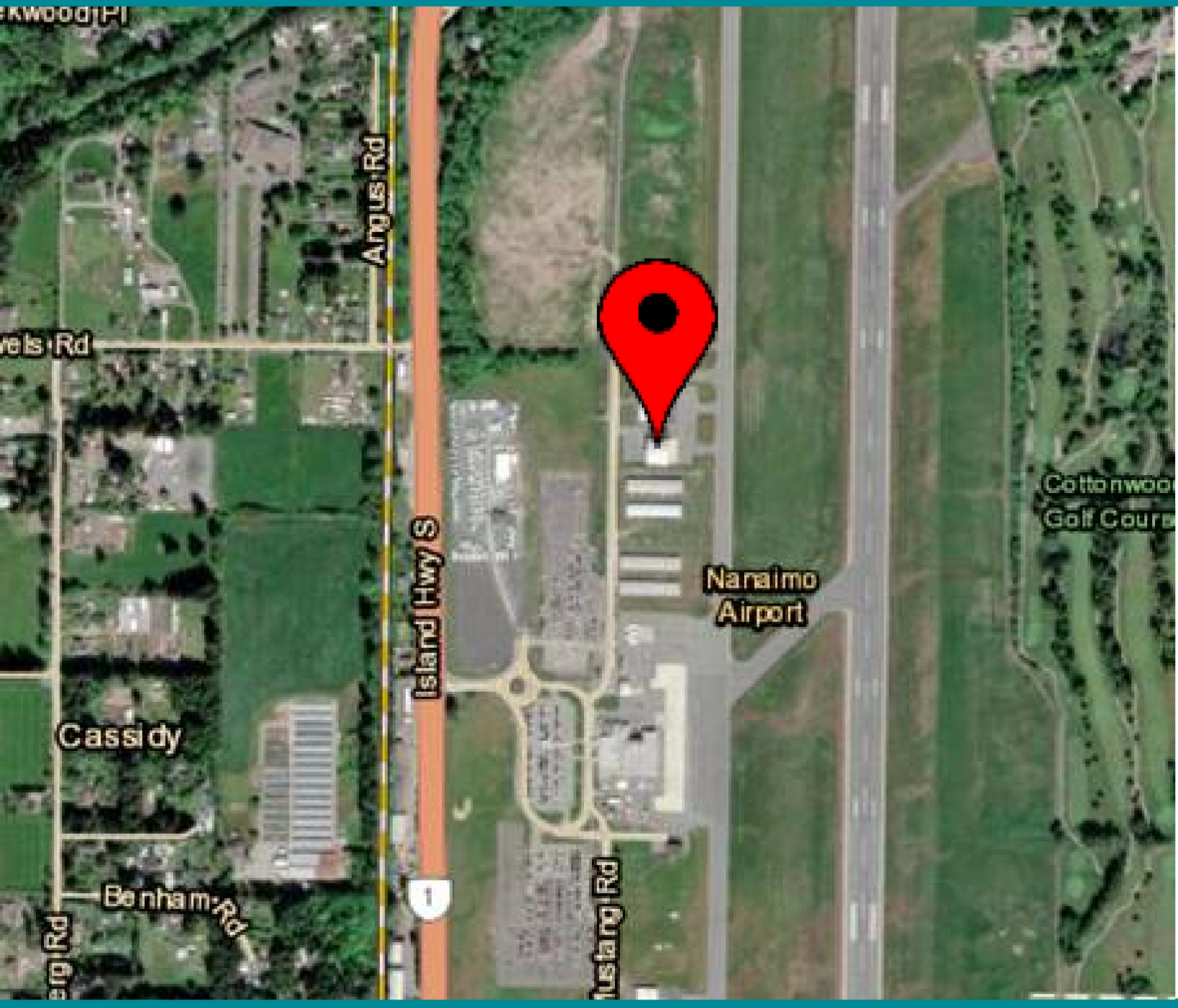


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Location Map

3260 & 3260A MUSTANG ROAD, NANAIMO, BC V0R 1H0





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