

NOW PRE- LEASING

Expected Occupancy - Q1 2028

MOSTAR ROAD BUSINESS PARK

Industrial | Warehouse | Showroom | Office

460

COMMERCIAL



Artist's Rendering - Subject to Change

4951 Jordan Avenue, Nanaimo BC

- Units from 1,237 – 4,325 Sq Ft Select Units May Be Combined
- Grade-Level Warehouse Access
- Direct Access to Highway 19 via Mostar Road
- Prominent Project Signage



John Hankins

C. 250.713 9830

E. jhankins@460commercial.com

2-1551 Estevan Road, Nanaimo, BC V9S 3Y3

460COMMERCIAL.COM

PROPERTY HIGHLIGHTS

- Unit sizes from 1,237 to 4,325 Sq Ft, with opportunities to combine select units for larger space requirements
- Convenient access to Highway 19 via Mostar Road
- Excellent signage opportunities with prominent site exposure
- Nine rear grade-level loading doors accommodating commercial delivery vehicles up to approximately 32 feet (10 Metres) in length
- Elevator servicing both leasing levels
- Lower level clear ceiling height of approximately 15'11"
- Upper level ceiling height of approximately 9'10"
- Up to 65 on-site parking stalls for staff and customers

DETAILS

LEGAL DESCRIPTION:

Lot A Section 5 Wellington
District Plan EPP69857

PID: 030-081-360

ZONING:

I2 - Light Industrial

OCCUPANCY:

Group D & Group F3

BASE RENT:

\$24.00 per Sq. Ft.

EST. ADDITIONAL RENT:

\$8.50 per Sq. Ft.

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A Purpose Built Business Environment Designed for Growth

MOSTAR ROAD BUSINESS PARK
4951 Jordan Avenue, Nanaimo BC

Mostar Road Business Park presents an exceptional opportunity to lease modern industrial, warehouse, showroom and office space within one of North Nanaimo's newest business developments. Located at 4951 Jordan Avenue, the project has been thoughtfully designed to accommodate a broad range of industrial, commercial and professional users, combining flexible leasing opportunities, contemporary design and excellent transportation connectivity to create a purpose-built business environment.



Mostar Road Business Park has been carefully planned to balance operational efficiency with an attractive business environment. Contemporary building design, modern storefront entrances and excellent signage opportunities create a highly visible and professional setting for businesses, while functional warehouse, showroom and office layouts support a wide range of operational requirements.

Functional Building Design

MOSTAR ROAD BUSINESS PARK
4951 Jordan Avenue, Nanaimo BC

The development incorporates nine rear grade-level loading doors designed to efficiently separate customer parking from shipping and receiving activities, with the loading court designed to efficiently accommodate commercial delivery vehicles up to approximately 32 feet (10 metres) in length. The lower level offers approximately 15 feet 11 inches of clear ceiling height, making it well suited to warehousing, contractor operations and light manufacturing, while the upper level provides approximately 9 feet 10 inches of ceiling height, creating functional showroom, office and customer service space. Elevator access between leasing levels and generous on-site parking further enhance the convenience and functionality of the development.



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With limited availability of newly constructed industrial space in Nanaimo, Mostar Road Business Park represents an outstanding opportunity for businesses seeking modern, flexible accommodation within one of Central Vancouver Island's most accessible industrial locations. Combining modern construction, efficient building design and excellent regional connectivity, the development has been thoughtfully planned to support the evolving needs of businesses today and into the future.

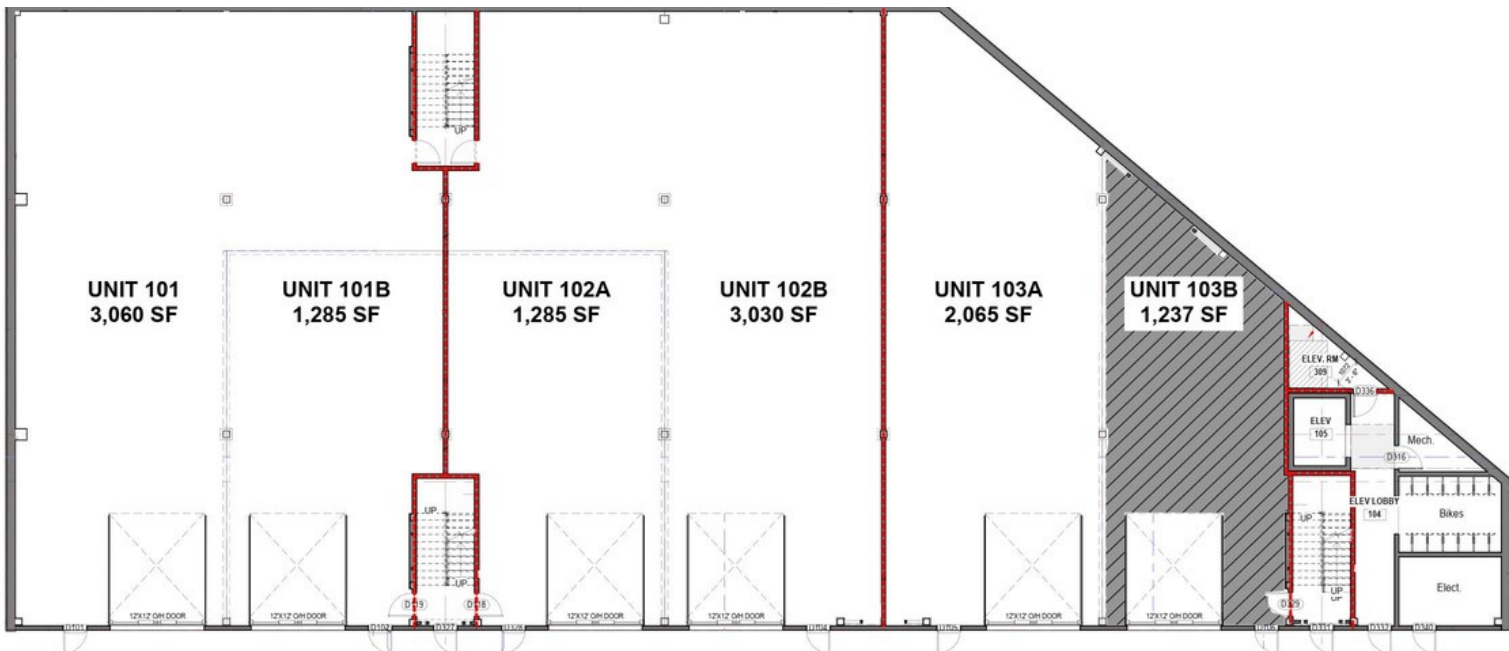
Available Leasing Opportunities

Unit No:	Size (Sq Ft)	Status
101	3,060	Available
101B	1,285	Available
102A	1,285	Available
102B	3,030	Available
103A	2,065	Available
103B	1,237	Under Offer
201	4,325	Available
202A	1,615	Available
202B	2,691	Under Offer
203	3,353	Under Offer
301	4,450	Leased
302	7,385	Leased
Total	37,018	

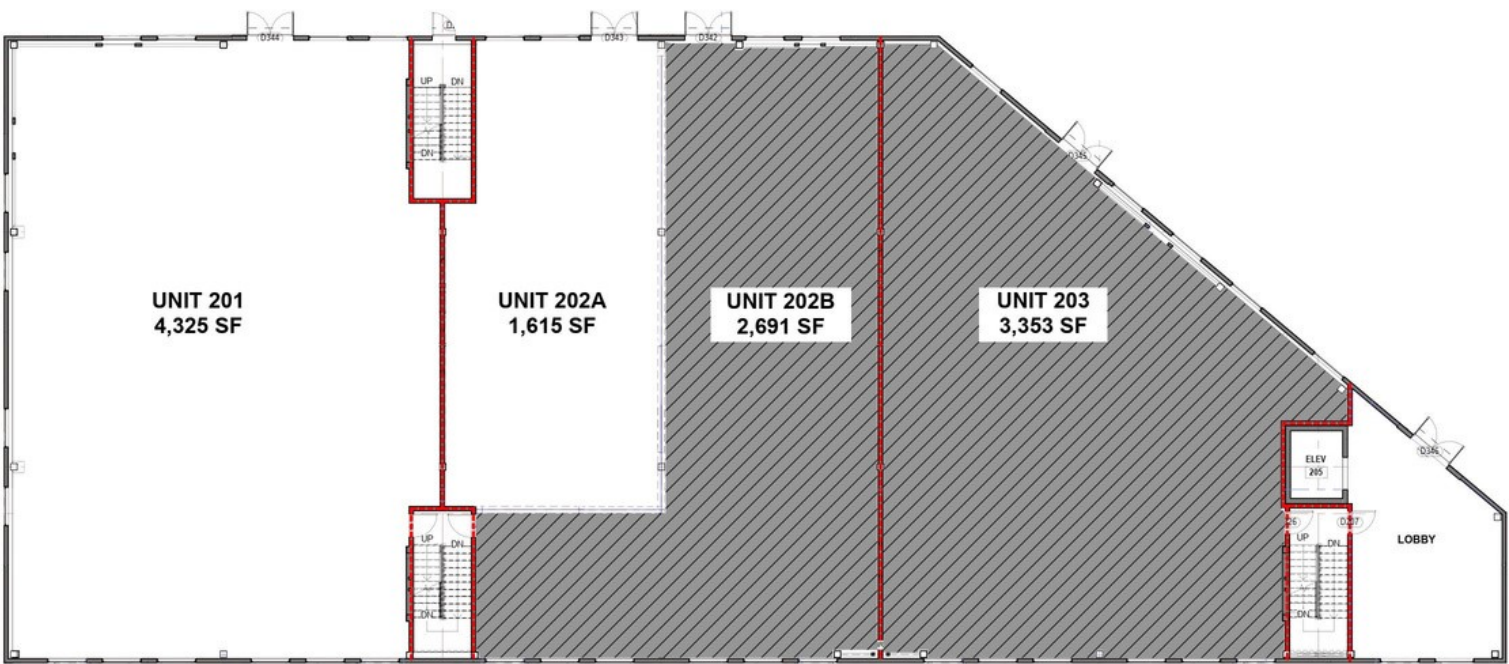
- 8 units currently available
- 3 units under offer
- 2 units leased
- Available Unit sizes from 1,237 to 4,325 Sq Ft
- Select units may be combined to accommodate larger space requirements
- Expected occupancy: Q1 2028

Flexible Leasing Opportunities

The development offers Gross Leasable Area (GLA) units ranging from 1,237 square feet to 4,325 square feet, with opportunities to combine select units to accommodate larger space requirements, subject to final building design and structural considerations. In particular, the lower-level units can be combined to create approximately 10,000 square feet of contiguous space, providing an excellent opportunity for businesses requiring larger warehouse, showroom or industrial premises. This flexibility enables businesses to secure accommodation suited to both their current operational needs and future growth.



LOWER FLOORPLAN



Zoning & Permitted Uses

MOSTAR ROAD BUSINESS PARK
4951 Jordan Avenue, Nanaimo BC

Zoned I2 – Light Industrial, Mostar Road Business Park supports a broad range of industrial and commercial uses, including contractor offices, warehousing, wholesale distribution, light manufacturing, engineering firms, technology companies, service commercial businesses and professional offices requiring showroom or warehouse accommodation.

The purpose of the I2 zone is to accommodate industrial and business uses that are industrial in nature while ensuring operations do not generate excessive noise, waste or noxious emissions. This flexible zoning supports a broad range of businesses seeking modern warehouse, showroom and office space.

Typical Business Uses:

- Warehousing & Distribution
- Contractor Offices
- Light Manufacturing & Assembly
- Wholesale Businesses
- Engineering & Technology Companies
- Business & Professional Offices
- Showrooms
- Automotive Repair
- Boat Construction & Repair*
- Auto Parts Sales
- Building Supply & Trade Suppliers
- Commercial Service Businesses

*Boat construction and repair must be fully contained within a building.

Designed for Group D (Business & Personal Services) and Group F3 (Low Hazard Industrial) occupancies under the BC Building Code, Mostar Road Business Park provides the flexibility to accommodate a broad range of office, showroom, warehouse and light industrial businesses, complementing the wide range of uses permitted under the I2 Light Industrial zoning.



Artist's Rendering - Subject to Change

View from Mostar Road

Excellent visibility and prominent signage opportunities



Artist's Rendering - Subject to Change

Front View of the Building

Contemporary design with modern storefront entrances

Building Specifications

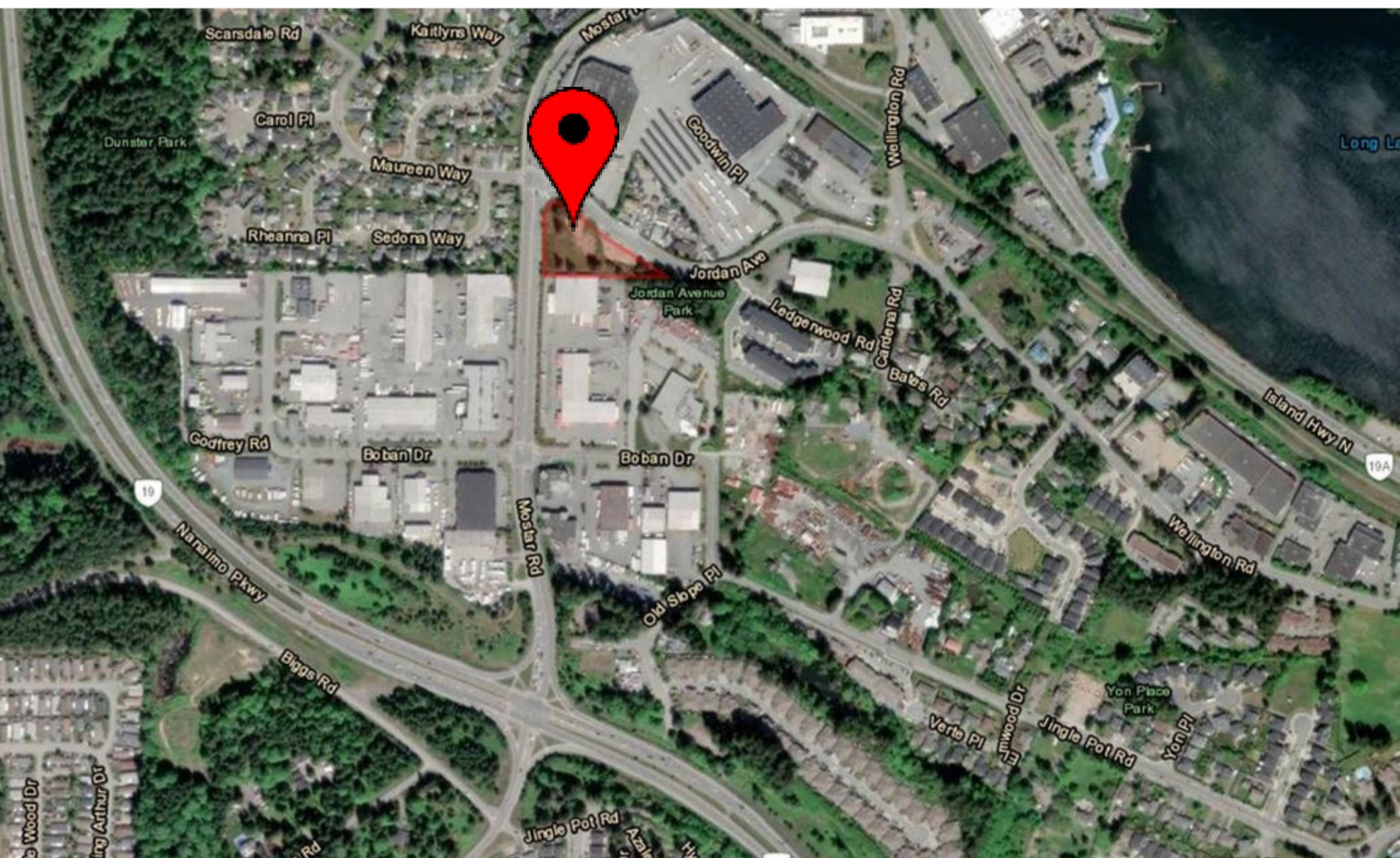
MOSTAR ROAD BUSINESS PARK
4951 Jordan Avenue, Nanaimo BC

Specification	Details
Expected Occupancy	Q1 2028
Gross Leasable Area (GLA)	37,018 Sq Ft
Available Unit Sizes	1,237 Sq Ft – 4,325 Sq Ft
Flexible Leasing	Select units may be combined for larger space requirements*
Building Access	Grade-level warehouse access with elevator-serviced upper level
Warehouse Clear Height	Approx. 15'11"
Upper Floor Ceiling Height	Approx. 9'10"
Loading	Nine rear grade-level loading doors
Overhead Door Height	Approx. 12 feet
Truck Access	Rear loading court accommodates commercial vehicles up to approx. 32 feet (10 metres)
Parking	Up to 65 on-site Parking Stalls for staff and visitors
Signage	Prominent project signage opportunities
Highway Access	Convenient access to Highway 19 via Mostar Road
Zoning	I2 – Light Industrial
Occupancy Classification	Group D (Business & Personal Services) & Group F3 (Low Hazard Industrial)

Strategic Location

MOSTAR ROAD BUSINESS PARK, NANAIMO BC

Strategically located within Nanaimo's established north-end industrial area, Mostar Road Business Park provides convenient access to Highway 19 via Mostar Road, allowing businesses to efficiently serve customers throughout Central and North Vancouver Island. The property also enjoys convenient access to Departure Bay and Duke Point ferry terminals, Nanaimo Airport and the city's major commercial amenities, making it an excellent location for businesses requiring regional connectivity



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