



1013 Old Victoria Rd

Nanaimo, BC V9R 6Z8

Property Features

Offered for lease is a 4,050 sq ft warehouse with a dock-level loading door at the front of the unit and three grade floor docks in the back of the unit. This building is located in South Nanaimo, with close access to BC's Highway 1, and is approximately 12 minutes drive to Duke Point ferry terminal.

The warehouse has lightly sloping ceilings, with the lowest point being approximately 20 feet. There are two private washrooms on site; one in the warehouse area, and the second within the office.

The main entrance leads to an open space. Additional space includes a private office with a door for extra privacy and security. This building also includes a rear yard area that can be used for outdoor storage and parking.



BUILDING AREA	4,050 Sq Ft
DOCK LEVEL LOADING DOORS	1
GRADE LEVEL FLOOR DOCKS	3
ZONED	I-2 (Industrial 2)
MLS	951658

For more information contact:

John Hankins

+1 250 713 9830 • jhankins@naicommercial.ca

*Plus OE&T estimated at \$5.77 per sq ft (2023)

For Lease

1013 Old Victoria Rd
Nanaimo, BC



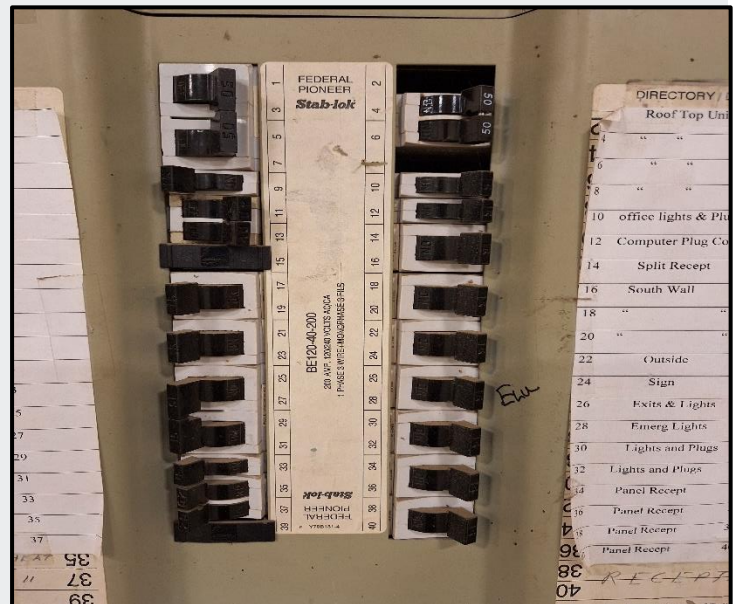
Entrance leading to open office area



Open office space



Private office space



Interior electrical panel

Nanaimo, BC



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Three grade level doors at rear of property



Large yard at rear of property



Warehouse view featuring dock level loading door



Warehouse view toward rear doors

Nanaimo

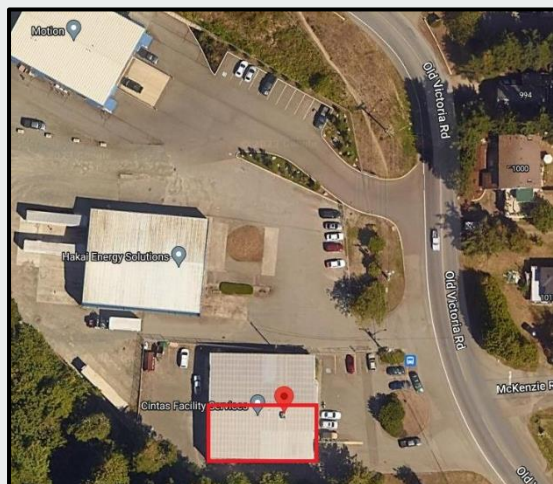
British Columbia

Location advantages



Driving Distance to Major Cities from Property

LADYSMITH, BC	19.4 kilometers
PARKSVILLE, BC	44.7 kilometers
VICTORIA, BC	108 kilometers
COURTENAY, BC	116 kilometers
VANCOUVER, BC	84.4 kilometers (includes ferry)



About Nanaimo, B.C.

Nanaimo is located on the eastern side of Vancouver Island; 23km (14 miles) west of Vancouver, and 113km (70 miles) north of Victoria, British Columbia's capital city.

Nanaimo is the second largest urban centre on Vancouver Island, and the fifth largest urban centre in British Columbia, with a city population of 98,957 and strong growth projections.

Nestled between the mountains and the ocean, Nanaimo is a 20-minute flight or a 1.5-hour ferry ride from downtown Vancouver, with 16 scheduled sailings daily. Direct flights are offered to Vancouver, Calgary, Edmonton, and Toronto from the Nanaimo Airport (YCD). Nanaimo is also home to a cruise ship terminal.

The economic hub of Central and North Vancouver Island, Nanaimo boasts a vibrant business community. Businesses choose to locate in Nanaimo in part because of the cost efficiencies and range of telecommunications services. The area offers a diversified economic base of 6,233 businesses operating within the City of Nanaimo, together with a skilled and motivated workforce, exceptional technological infrastructure, and easy access to world markets.

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Nanaimo, BC

Legal description and zoning

Zoned: I-2 (Industrial 2)

This zone provides for uses which are industrial in nature but do not result in excessive noise, waste, or noxious fumes.

Please review the relevant section of the City of Nanaimo zoning by-laws for complete details.

PID: 006-519-814

Lot K, Section 1, Nanaimo District, Plan 630, Except Plan 35164

For more information contact



NAI Commercial
Central Vancouver Island Ltd.

John Hankins

+1 250 713 9830

jhankins@naicommercial.
ca