



3280 SMALL ROAD, CUMBERLAND, B.C.

FOR LEASE

Up to 8.2 Acres
of Industrial Land



Demisable into
smaller parcels



Easy access to major
transportation routes



Relatively
level

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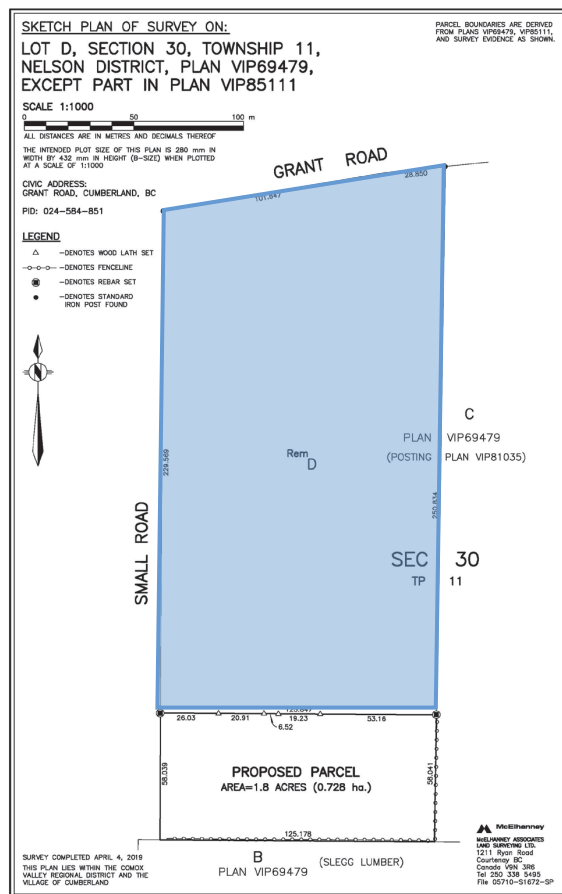


**Personal Real Estate Corporation*

The Opportunity

Up to 8.2 acres of industrial land available for lease in the Comox Valley on the corner of Small and Grant Roads adjacent to Slegg Building Materials.

This site is mainly cleared, flat and ready for use. The location of the property is only a 1-minute drive to/from the Comox Valley Parkway and Highway #19, making this a very desirable and convenient location for businesses.



LEGAL DESCRIPTION

Lot D Plan VIP69479 Section 30 Township 11
Land District 34 Except Plan VIP85111
PID: 024-584-851

AVAILABILITY

Up to 8.2 acres

Additional 17 acres also available on south side of Slegg Lumber. Contact listing agents for further details.

ZONING

I1 - Light Industrial Zone

Permitted uses include but are not limited to:

- automobile body shop
- automobile sales facility
- automobile service facility
- fleet service
- industrial light
- industrial laundry
- medical marijuana facility
- recreational cannabis facility
- recreational vehicle sales facility
- recycling facility retail
- automotive retail
- garden nursery
- self-service storage facility
- veterinary hospital
- warehouse
- wholesale

Net Lease Rate | \$1.00 PSF



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