



HWY  
1

Old Victoria Road

For Sale

# 5.91 Acre Industrial Zoned Development Site in Nanaimo

924 Old Victoria Road, Nanaimo, BC

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# The Opportunity

To acquire a zoned industrial acreage, with Development Permit application submitted for a 180,000 square foot development, situated in an industrial market with a sub 1% vacancy rate.

## The Location

Located on the east side of Old Victoria Road, 1,200 meters north of the fully controlled intersection of Trans-Canada Highway and Old Victoria Road. The property is 10 minutes away from both the Departure Bay and Duke Point ferry terminals as well as the Port of Nanaimo.

## The Property

Totaling 5.91 acres the site has an extensive +/-790 feet of frontage along Old Victoria Road with a depth ranging from 420 feet to 670 feet. Topography grade differential from the southwest corner to northeast corner is approximately 10m providing for multiple building site opportunities.

## Salient Facts

<b>Civic Address</b>	924 Old Victoria Road, Nanaimo BC
<b>Legal Description</b>	Block C, Plan VIP1748, Section 1, Nanaimo Land District, Except Plan 1121R 1140R 32452 32980, EXC PT BOUNDED ON N BY THE SLY BNDY OF PL 1121R; ON THE S BY NLY BNDY OF PL1 140R; ON THE W BY THE ELY BNDY OF NICOL ST; & ON THE E BY THE WLY BNDY OF ALE XANDRA ST
<b>Parcel Identifier</b>	006-166-857
<b>Site Size</b>	5.91 acres (257,440 SF)
<b>Property Taxes</b>	\$39,759 (2023)
<b>Zoning</b>	I2 - Light Industrial
<b>Comments</b>	The site will be provided with a clean environmental, in addition to all other completed studies including: Archeology, Onsite/Offsite Costing, Sub Surface Investigations, Geotechnical and the full Development Permit package.

## Current Site Plan



Asking Price | \$7,250,000



# Future Development

Development Permit – Submitted and Near Completion

## Zoning

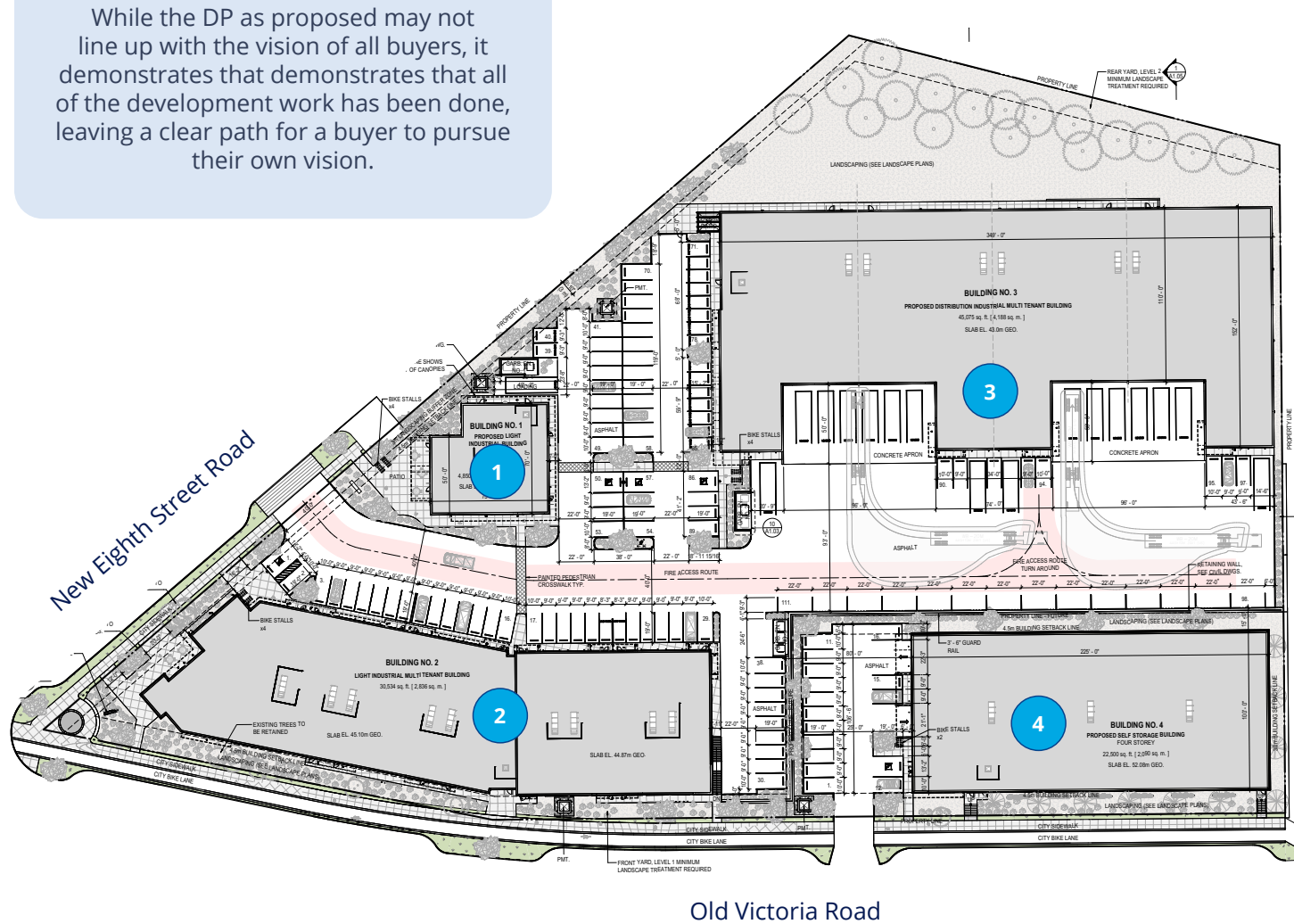
The Subject site is zoned I2 – Light Industrial Zone. This zone provides for uses which are industrial in nature but do not result in excessive noise, waste or noxious fumes. Permitted uses including repair, production, storage, sale/wholesale, workshop, food and beverage processing, laboratory, light industry, mini storage, warehousing, wholesale and repair.

## Development Permit

The proposed industrial development is for a new light industrial complex with 4 buildings totaling a gross floor area of 180,000 square feet. The permit would provide for:

- 45,075 sq.ft. + mezzanine of large bay distribution space
- 30,534 sq.ft. + mezzanine of light industrial CRU's
- 4,850 sq.ft. + mezzanine freestanding light industrial building
- 90,000 sq.ft. of mini storage

## Proposed Site Plan



**1** Proposed Building 1  
Light Industrial Building  
4,850 SF



**2** Proposed Building 2  
Light Industrial Multi-Tenant Building  
30,534 SF



**3** Proposed Building 3  
Distribution Industrial Multi-Tenant Building  
45,075 SF



**4** Proposed Building 4  
Mini-Storage  
90,000 SF

## The Area

Directly adjacent to the subject property to the south is the Petroglyph industrial Park (Fed-Ex, Wolf Brewing, United Floors, Timeless Windows, Red-D-Arc Welderentals).



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