

INDUSTRIAL STRATA FOR LEASE COMPLETION Q2/Q3, 2027

Units 2-6 - 2799 Beck Ave, Cumberland



- Photos in brochure are of an existing structure on property. The available units will be in a mirrored building immediately across from the building in the photos, with a similar design and specifications. The listing and brochure will be updated with renderings when they are available.
- Viewings are available in the existing structure for an accurate representation of the new units.
- The Building will consist of 12,000 SF of warehouse space, 10,000 of which is currently available across 5 bays, which can be leased individually or contiguously.

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For Lease: \$17/SF



Property Overview

ADDRESS: 2799 Beck Ave,
Cumberland

ZONING: I-2 Industrial

SIZE: 2,000-11,000 SF

ADDITIONAL RENT: \$5.00

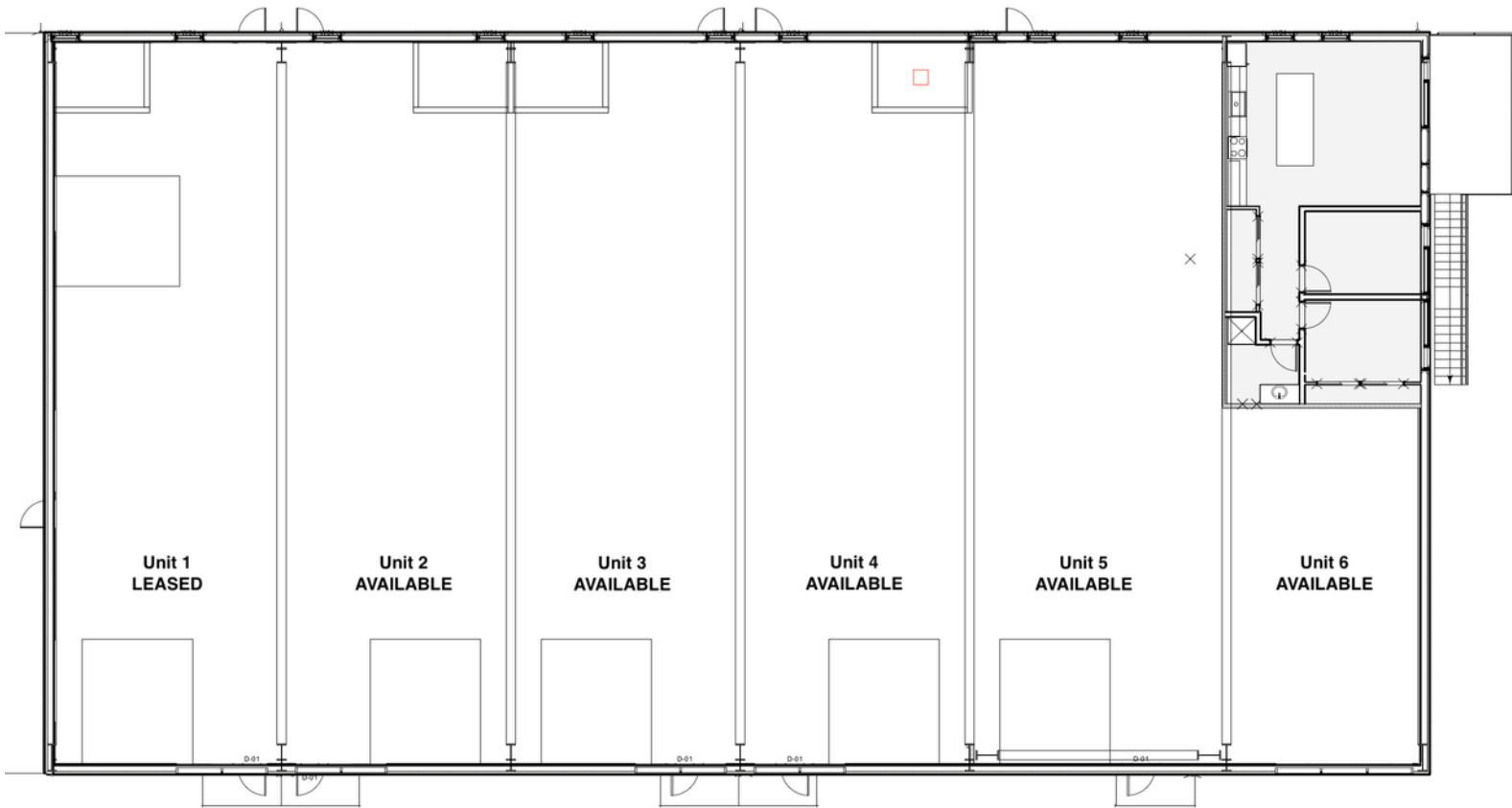
Secure space in one of the Comox Valley's first new industrial developments available for lease in years. Pre-leasing now for Q2/Q3 2027 occupancy.

Flexible leasing options from 2,000 SF to 11,000 SF contiguous make this an ideal opportunity for manufacturing, warehousing, trades, transportation, and service-commercial users.

Each unit offers approximately 2,000 SF of warehouse space plus an optional 200 SF mezzanine, 22-foot clear ceilings, 12'x14' grade-level loading door, private washroom, rooftop HVAC, sprinkler system, and 600V three-phase power. Early tenants may have access to select customization options.

Conveniently located just four minutes from Highway 19, the property provides excellent regional access, three dedicated parking stalls per unit, EV charging stations, and up to 5,000 SF of optional yard space at an additional cost.

A rare opportunity to secure modern industrial space in the Comox Valley's supply-constrained market.



- Each individual bay includes approximately 2,000 SF of warehouse space
- A mezzanine up to 200 SF is available per unit on request with a building permit variance.
- The small rectangle shape on the top of each unit is a plumbed bathroom.
- The rectangle shape at the bottom of each unit is a bay door.
- The unit area on the top right is a residential caretake suite that reduces the ceiling height of the warehouse underneath to 12'. The remainder of the warehouse space is 18'.





PART 12 INDUSTRY ZONES

12.1 Intent of Zones

Table 12.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
I-1	Service Industry	This zone is intended to accommodate a range of service commercial and low-impact industrial uses on larger lots predominantly located outside of the Urban Containment Boundary.
I-2	Industrial	This zone is intended to designate and preserve land for intensive industrial development.
I-3	Refuse Industrial	This zone is intended to accommodate the Comox Valley Regional District's (CVRD) Waste Facility.

12.2 Permitted Uses

Table 12.2(1) Permitted Uses P = permitted as a principal use S = permitted as a secondary use -- = use not permitted			
Use	I-1	I-2	I-3
Accessory Buildings and Structures	S	S	S
Automotive and Equipment Services, Light	P	--	--
Automotive and Equipment Services, Industrial	--	P	--
Bulk Fuel Storage	--	S	--
Care Facility, Child ¹	P	P	--
Care Facility, Community ¹	P	P	--
Caretaker Suite	S	S	S
Compost Facility	--	--	P
Containers	S	S	S
Education Services	S	S	S
Fleet Services Facility	P	P	--

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 12.2(1) Permitted Uses

P = permitted as a principal use
 S = permitted as an secondary use
 -- = use not permitted

Use	I-1	I-2	I-3
Food Services	S ²	--	--
Gas Station	-- ³	--	--
Industrial, Heavy	--	P	--
Industrial, Light	P	--	--
Kennel	P	--	--
Mobile Vending ⁴	S	S	--
Natural Resource Extraction	--	P	--
Parking Lot	S	S	S
Plant Nursery	P	--	--
Production Facility, Alcohol	P	--	--
Production Facility, Cannabis	P	--	--
Professional Services, Public-Facing	S	S	S
Recreation Services, Indoor	P	--	--
Recycling Facility	--	P	P
Refuse Disposal Facility ⁵	--	--	P ⁶
Retail Sales	P ⁷	--	--
Sawmill	--	S	--
Silviculture	--	P	--
Storage, Indoor	P	-- ⁸	--
Storage, Outdoor	S	S ⁹	S
Storage, Warehouse	S	P	--
Veterinary Services	P	--	--
Wholesale Services	P	S	--
Wrecking Yard	--	P	--

CONDITIONS [Table 12.2(1)]:

¹ Subject to the screening requirements for care facilities prescribed in [Section 7.3](#) of this Bylaw.

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Table 12.2(1) Permitted Uses

P = permitted as a principal use

S = permitted as an secondary use

-- = use not permitted

Use	I-1	I-2	I-3
² The maximum floor area for food services is 150.0 square metres.			
³ Gas station is permitted as a principal use, provided all fuel service pumps or pump island are located a minimum of 4.5 metres from all lot lines, on the lot legally described as LOT A OF SECTION 25, TOWNSHIP 10, COMOX DISTRICT AND OF DISTRICT LOT 24, NELSON DISTRICT, PLAN 5444 (4690 Cumberland Road).			
⁴ Subject to the mobile vending regulations prescribed in Section 6.5 of this Bylaw.			
⁵ Subject to the refuse disposal facility regulations prescribed in Section 6.6 of this Bylaw.			
⁶ With the exception of a leachate equalization pond, refuse disposal facility is not permitted within the northern portion of the lot legally described as LOT A, SECTIONS 26, 27, 34 AND 35, TOWNSHIP 10, COMOX DISTRICT, PLAN EPP111857 (Comox Valley Waste Management Centre) as indicated in Figure 12-1. For clarity, this is the portion of land that was added to the Comox Valley Waste Management Centre property in 2021 in Plan EPP111857.			
⁷ The maximum floor area for retail sales is 930.0 square metres.			
⁸ Indoor storage is permitted as a principal use on the lots legally described as STRATA LOTS 1-50, SECTION 34, TOWNSHIP 10, COMOX DISTRICT, STRATA PLAN EPS10779 (2794 Beck Avenue).			
⁹ Outdoor storage may include the temporary storage of detached dwelling units being moved from one lot to another, up to a maximum of three detached dwelling units per lot.			

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