



Colliers



1950 & 1960 Island Diesel Way | Nanaimo, BC

## Light industrial warehouse space

Island Diesel Way is located within Nanaimo's most rapidly developing industrial area due to easy access to the Inland Island Parkway and the Island Highway, and its central location servicing the City of Nanaimo and wider region.

# Now Preleasing

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# Property Overview

Lease space available in a new Light Industrial Warehouse development to be constructed on Island Diesel Way located in central Nanaimo, with convenient and quick access to all Mid Island transportation routes.

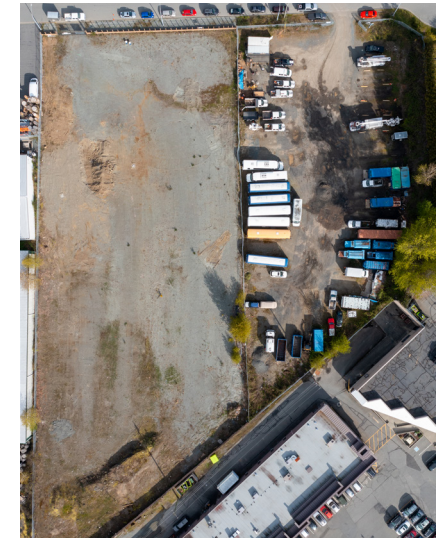
The building will feature various unit sizes from approximately 8,950 SF - 14,400 SF inclusive of second floor office area. The total building rentable area comprises +/- 64,660 SF. Each unit will feature storefront and dedicated parking at front of building with both grade level overhead and dock height loading bays. Each unit will provide 2nd floor office space over warehouse area accounting for approximately 850 SF -1,500 SF.

The complex offers streetfront exposure to Island Diesel Way and features an attractive two storey façade with extensive glazing offering excellent natural light to the office/retail areas; warehouse clear ceiling heights of 28 feet, and excellent parking on site totaling 82 combined parking stalls for the warehouse and office areas. Total site size comprises 3.16 acres.

## Availability

Various unit sizes are available from +/- 8,950-14,400 SF or larger combined premises

Unit	Main Floor Area (SF)	Second Floor Area (SF)	Total Area per Unit (SF)
1	13,000	1,400	14,400
2	12,700	1,400	14,100
3	8,100	850	8,950
4	8,200	875	9,075
5	8,200	875	9,075
6	8,200	860	9,060
<b>Total Building</b>			<b>64,660</b>



# Features

- Building adaptable for various industrial uses
- Attractive storefront facade and glazing
- Grade and dock loading doors ideal for distribution uses
- 28' clear ceiling heights
- Great access to Trans Canada highway via Northfield Road
- All city services available including natural gas, hydro, and telecommunications

## Asking Net Rent

\$23.00 PSF Net

## Additional Rent

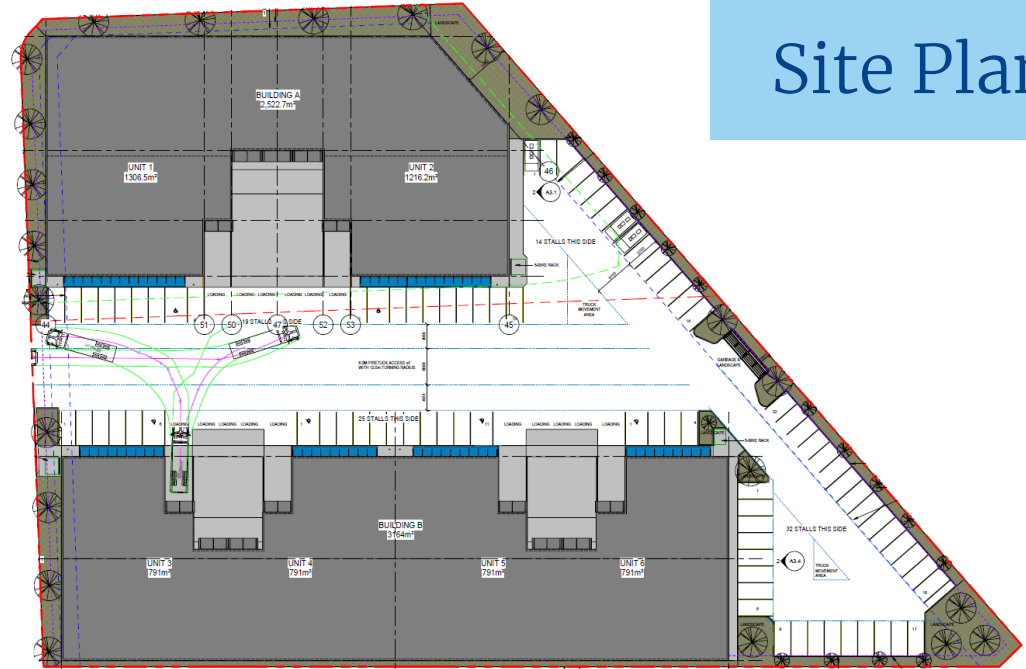
Estimated at \$6.00 PSF

## Zoning - High Tech Industrial (I3)

This zone provides for clean, high-tech industrial uses and supporting commercial uses.

Permitted uses include, but are not limited to: Commercial School; Custom workshop; daycare; food and beverage processing; laboratory; light industry; manufacturing/contractor office; pet day care; printing and publishing facility; production bakery; production studio; repair shop; recreational facility; research facility; service industry; sign shop; social service resource centre; tools/equipment rentals and sales; veterinary clinic; warehouse; wholesale.

# Site Plan



Conceptual Renderings





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