

FOR SALE

1139 FRANKLIN'S GULL ROAD

Parksville, BC

Premium Industrial. Now Within Reach.

Vacant Owner/User Industrial Opportunity in Parksville's Thriving Industrial Hub



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1139 Franklin's Gull Road

Parksville, BC

PROPERTY DESCRIPTION

This prime industrial property is located in the heart of the Parksville Industrial Park, offering unparalleled accessibility and functionality. Featuring a high-quality light industrial building designed to accommodate diverse industrial and service-oriented operations, this property is a turnkey solution for owner-users or investors. Built in 2010 with modern updates, it combines practicality with long-term potential.



PROPERTY DETAILS

LOT SIZE*

1.107 acres or 48,221 sq ft

BUILDING SIZE*

Main Floor: 10,485 sq ft

Upper Floor: 2,892 sq ft

Total: 13,377 sq ft

ZONING

I-1 – Industrial

CONSTRUCTION YEAR

2010

SALE PRICE

Contact Agent

** All areas to be verified by the buyer*

ZONING PERMITTED USES

ZONING – I-1 Industrial

The I-1 (Industrial) zoning permits a variety of uses, including but not limited to:

- Light manufacturing and assembly
- Automotive and equipment servicing
- Mini-storage facilities
- Trade offices
- Lumber and building supply retail

For a full list of permitted uses, please contact the City of Parksville or refer to their Zoning Bylaw No. 2000.



PROPERTY HIGHLIGHTS

- **Prime Location:** Frontages on Franklin's Gull Road and Industrial Way, with excellent access to Island Highway.
- **Functional Design:** Includes office space, workshop, machine shop, and welding shop, all fitted with modern amenities.
- **High Ceilings & Cranes:** Workshop ceiling height of approximately 26 feet, with 10-tonne, 2-tonne, and 1-tonne cranes installed.
- **Utilities & Features:**
 - * In-floor radiant heating powered by recycled used motor oil
 - * Natural gas backup generator
 - * Three-phase 600-amp electrical service - 600 volt
 - * Fully sprinklered throughout
- **Ample Parking & Yard Space:** Paved parking for 7–8 vehicles and fenced rear yard with heavy industrial storage racks.
- **Investment Ready:** Zoned and built to support industrial and service-oriented businesses with a long economic building life expectancy of 45–50 years.

MARKET INSIGHTS

The industrial property market in Parksville and the surrounding mid-Island region is experiencing strong demand, driven by limited supply and population growth. Industrial vacancy rates are exceptionally low, and property values continue to trend upward. This property is a valuable opportunity for investors and owner-users seeking a foothold in this thriving market.

LOCATION ADVANTAGES

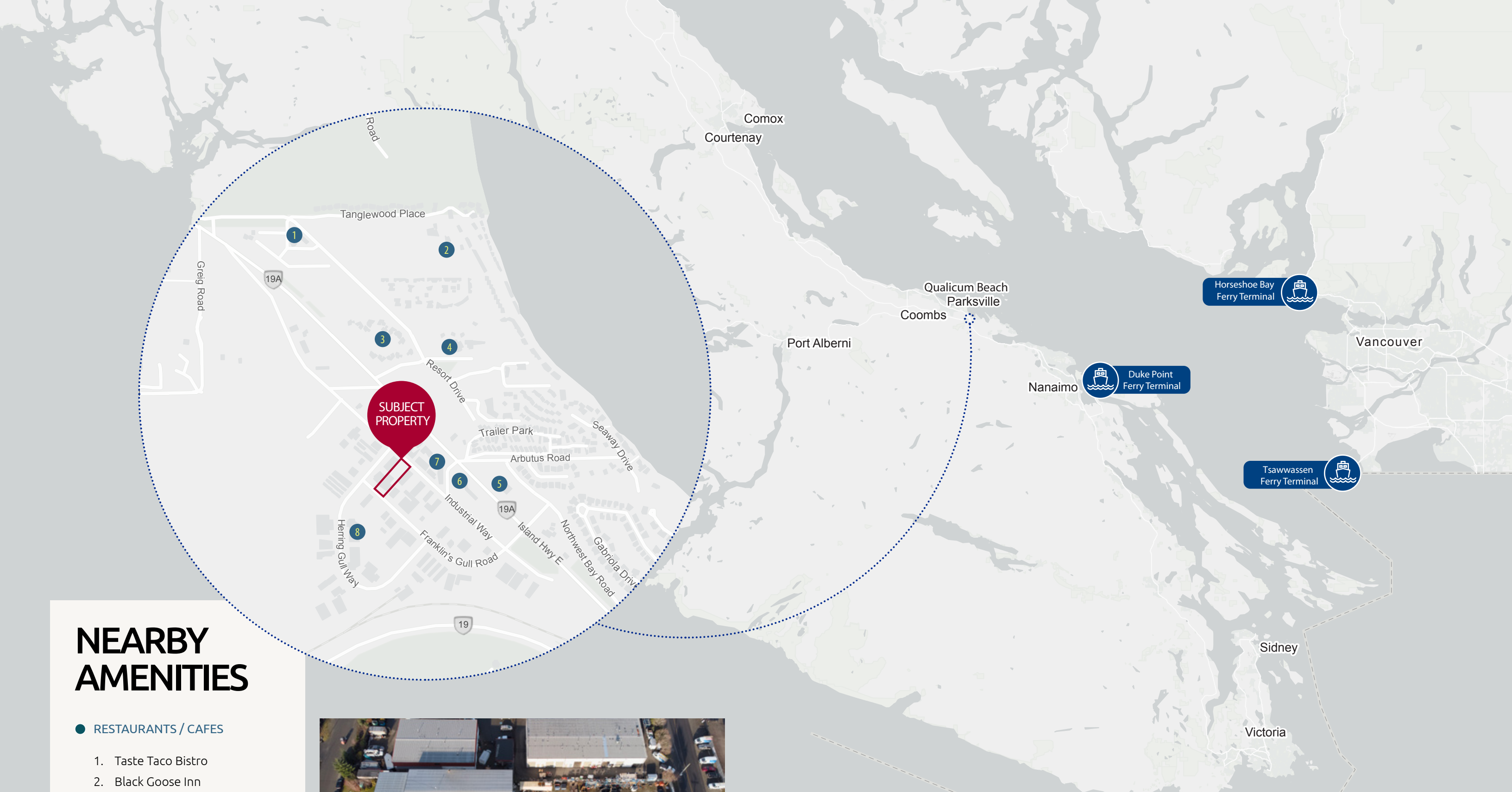
- **Strategic Access:** Conveniently located near Island Highway for seamless transportation and logistics.
- **Proximity to Amenities:** Close to local services, dining, and retail for added convenience.
- **Regional Connectivity:** Easy access to Nanaimo and other major Vancouver Island hubs.

BUSINESS OPPORTUNITIES

This property is suitable for a wide range of applications, including:

- Light manufacturing or assembly operations
- Warehousing and logistics
- Corporate headquarters with integrated workshop facilities
- Custom industrial setups tailored to specific business needs





NEARBY AMENITIES

● RESTAURANTS / CAFES

- 1. Taste Taco Bistro
- 2. Black Goose Inn
- 3. Treetop Tapas & Grill
- 4. Cedars Restaurant & Lounge
- 5. Serious Coffee
- 6. Ricky's All Day Grill
- 7. Coyote Coffee Roastery
- 8. Off The Hook Grab and Go



Distance to

Coombs	Qualicum Beach	Nanaimo	Courtenay	Victoria	Tofino
6km	7km	40km	66km	158km	163km

CONTACT INFORMATION

For more information or to schedule a viewing, please contact:

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