

FOR LEASE

Size: 3,270 Sq. Ft.

Base Rent \$16.00 per Sq Ft

Est Additional Rent: \$3.90 per Sq Ft

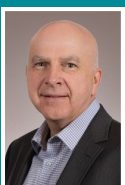
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COMMERCIAL



Unit 5 2071 South Wellington Rd, Nanaimo BC V9X 1R5

Well-located industrial space available for lease south of Nanaimo within the Regional District of Nanaimo (RDN). Unit 5 offers approximately 3,270 sq. ft. of functional industrial space with a combination of warehouse, storage and finished office areas, plus access to substantial yard space. The building features a loading door providing convenient access for receiving and shipping. The property is currently configured with multiple private offices, open workspace, meeting area, storage and warehouse space, offering flexibility for a range of business operations. Zoned Light Industry 1 (LI1), permitting a variety of light industrial uses including storage, warehousing, equipment repair and sales, heavy equipment display, mini storage, outdoor sales and marshalling yards, subject to RDN regulations and approvals. Excellent location on South Wellington Road with easy access to Highway 1 and Nanaimo.



John Hankins

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FEATURES

- **Functional combination of warehouse, storage and finished office space**
- **Multiple private offices plus open workspace and meeting area**
- **Loading door providing convenient access for receiving and shipping**
- **Substantial yard area for outdoor storage, equipment and business operations**
- **Excellent South Nanaimo location with easy access to Highway 1**
- **Versatile space suitable for a variety of industrial and service-oriented businesses**

DETAILS

Civic Address

Unit 5 2071 South
Wellington Rd,
Nanaimo BC V9X 1R5

Unit Size

3,270 Sq. Ft.

Legal Description

Lot A, Section 12, Range 7,
Cranberry District, Plan VIP
59021

Zoning

LI1 - Light Industry 1

Base Rent

\$16.00 per Sq. Ft.

Est. Additional Rent 2026

\$3.90 per Sq. Ft.

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UNIT 5 2071 SOUTH WELLINGTON RD, NANAIMO BC V9X 1R5





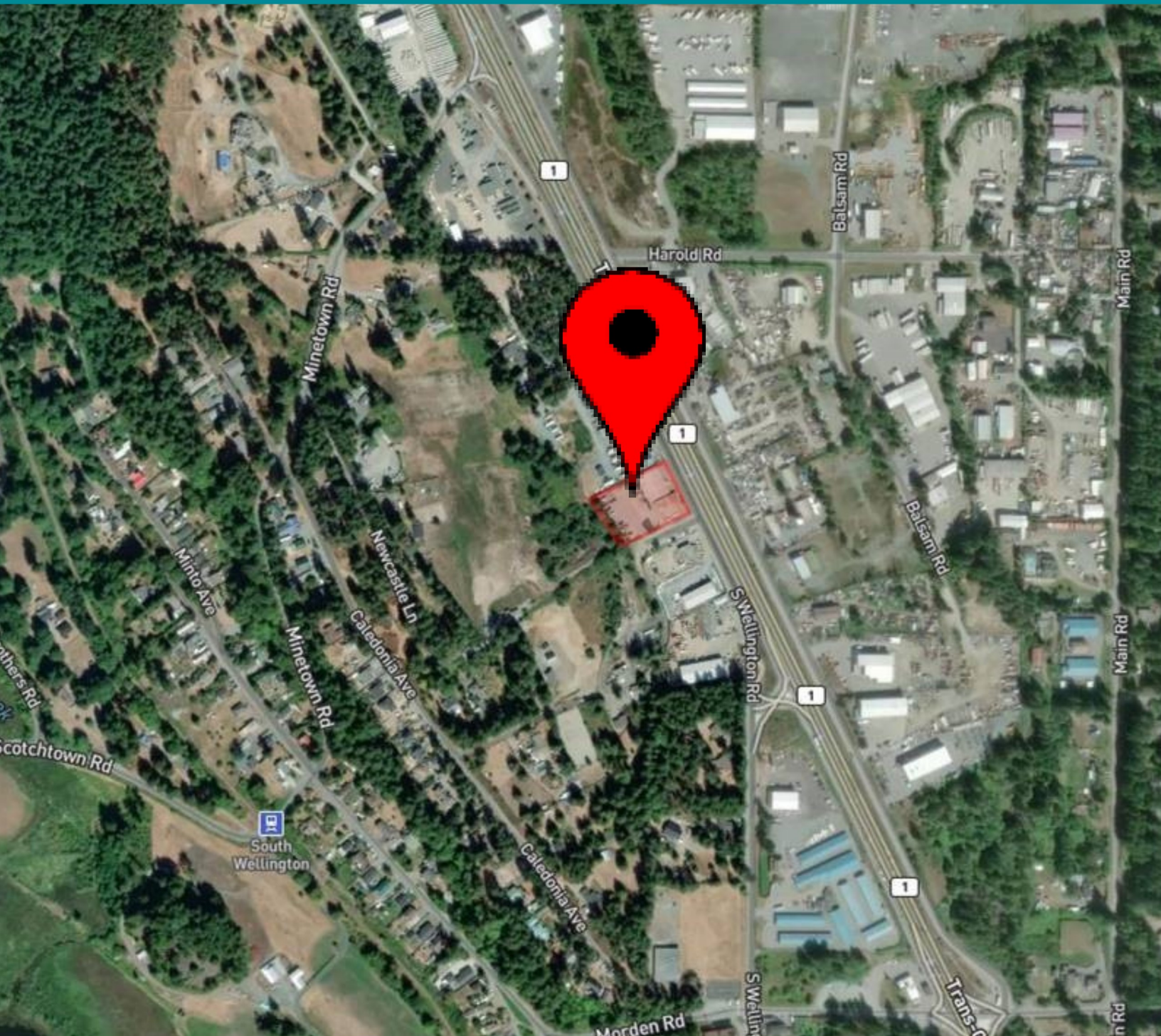






LOCATION

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