

FOR SALE

3463 McNair Forest Service Road, Port Mellon, B.C.

~8.00 ACRES NET | SHARED BARGE ACCESS | HILLSIDE INDUSTRIAL PARK



Shared Barge (~650m)

Marcus & Millichap

Alex Girling

Associate Director

(236) 986-8653

Alex.Girling@MarcusMillichap.com

Gareth Wintjes

Associate

(778) 915-1713

Gareth.Wintjes@marcusmillichap.com

OPPORTUNITY

Presenting the opportunity to acquire a rarely available 14.16-acre industrial site in Hillside Industrial Park, Port Mellon on the Sunshine Coast.

Featuring approximately 8.00 acres of useable land with multiple access points, the property is well-positioned within an established industrial node with access to a pay-per-use marine barge facility less than two minutes away, a practical logistical advantage for industrial operators and resource-based users. Approximately 9,200 tons of fill has already been placed on site, providing a meaningful head start on site preparation for future development. The property fronts Port Mellon Highway, offering connectivity to key transportation corridors and marine infrastructure.

Demand for well-located industrial land across British Columbia's resource and industrial sectors remains steady, and 3463 McNair Forest Service Road offers a grounded opportunity to acquire a functional, user and development-ready site with room for long-term value growth.

Please inquire for property details, reports, and data room access.



HIGHLIGHTS



~8.00 Acres of Useable Land



I7/I11 Zoning



Shared Marine Barge



Exposure to Port Mellon Highway



Asking Price: Contact Agent

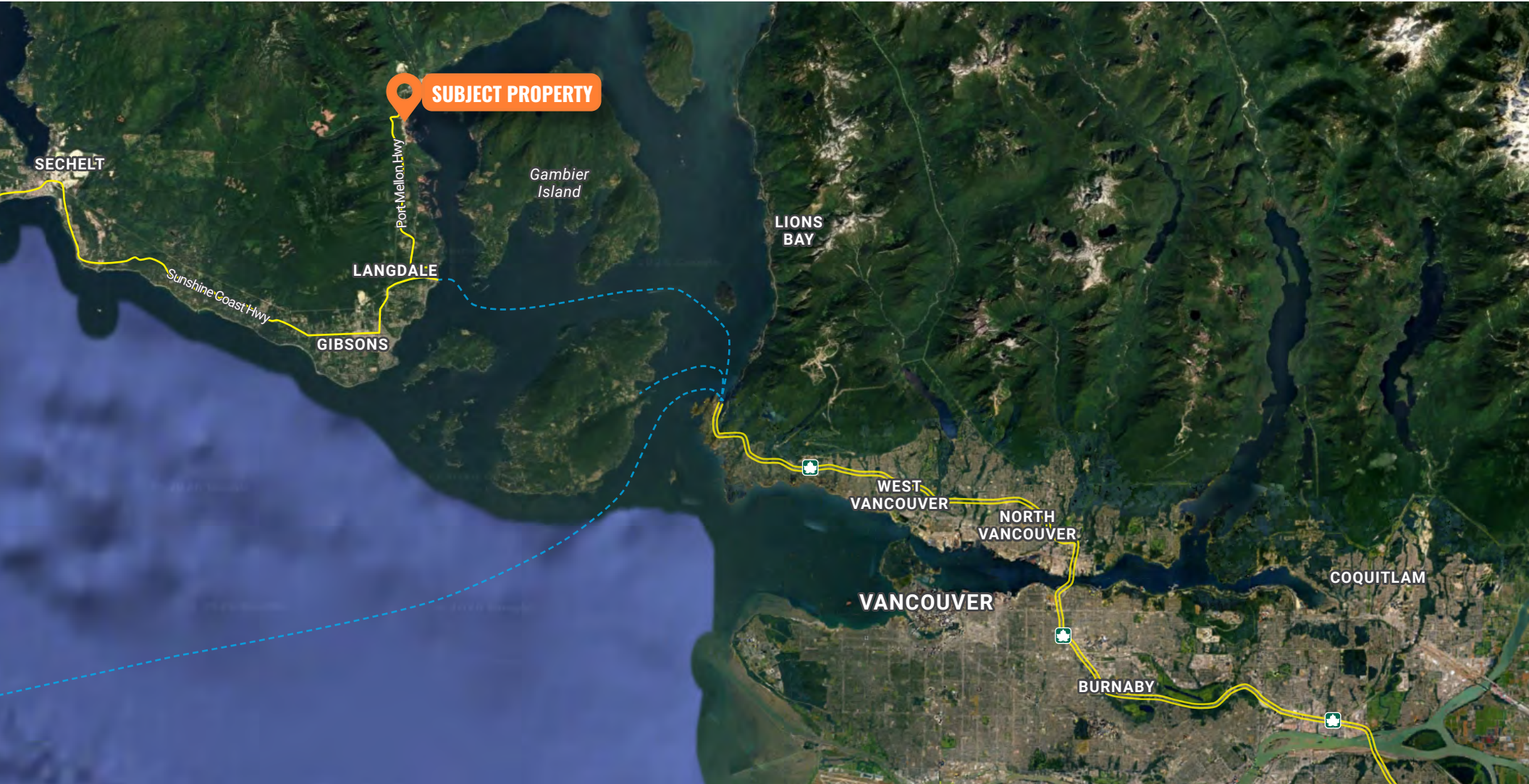
SALIENT DETAILS

Civic Address:	3463 McNair Forest Service Road, Port Mellon, B.C.
Legal Description:	LOT H DISTRICT LOT 1482 AND 1645 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP24782 EXCEPT PLAN EPP103594
PID:	026-852-551
Gross Area:	14.16 acres
Net Useable Area:	~8.00 acres
Existing Points of Access:	Two (2)
Zoning:	Industrial Seven/Eleven (I7/I11)
OCP Designation:	Comprehensive Industrial
Proximity to Barge Facility:	650 meters
Property Taxes (2026):	\$7,949.30
Asking Price:	Contact Agent



AREA OVERVIEW

Strategically located within Hillside Industrial Park on the Sunshine Coast, the subject property benefits from direct access to Port Mellon Highway and the broader Sunshine Coast Highway (Hwy 101) corridor. Approximately 38 kilometres from downtown Vancouver, the site is well-served by BC Ferries' Horseshoe Bay-Langdale route, placing the property within roughly 40 minutes of West Vancouver by water and under two hours from the city door-to-door. A private pay-per-use barge facility sits approximately 650 metres away, adding a practical marine shipping option for industrial and resource-based operators. The surrounding area supports an established mix of heavy industrial and marine operations, with the community of Gibsons offering nearby amenities and a local workforce base.



Marcus & Millichap

Alex Girling

Associate Director

(236) 986-8653

Alex.Girling@MarcusMillichap.com

Gareth Wintjes

Associate

(778) 915-1713

Gareth.Wintjes@marcusmillichap.com

Marcus & Millichap

1100 - 1111 West Georgia Street

Vancouver, B.C. V6E 4M3

(604) 638-2121



The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.