



Unit 10 4151 Mostar Road, Nanaimo, BC

13,064 SF North Nanaimo Warehouse Unit *For Lease*

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The Offering

Colliers International is pleased to present a ground floor industrial/service commercial warehouse unit for lease, in a prime location on the Mostar Road connector in north Nanaimo. With limited availability of warehouse product, and exceptional location, visibility, and access/egress, this offering represents an excellent opportunity for tenants looking to locate in one of Nanaimo’s most desired industrial nodes.

The Location

The subject unit is in proximity to the intersection of Mostar Road and Boban Drive providing easy access onto the Nanaimo Parkway. The immediate area is comprised of a large enclave of service commercial, distribution, and office/retail operations. Operations in the area include, but are not limited to City Tile, Coca-Cola, Habitat for Humanity ReStore, Cloverdale Paint, and The Finishing Touch. Located just minutes from downtown Nanaimo, the subject property is in excellent proximity to BC Ferries and all major ground transportation routes.



Lease Rates

Base Rent	\$18.00 per SF
Additional Rent	\$7.64 per SF (est 2026)
Management Fee	5% of base rent

Unit Highlights

13,064 SF warehouse bay located near intersection of Mostar Road and Boban Drive with quick access to the Inland Island Highway. The unit features large open plan showroom area with 3 offices, washroom, and warehouse area featuring 2 grade level and 3 dock loading bays. Ceiling heights of approximately 20+ feet. Common parking available.



Zoning

I2 - Land use contract. Permitted uses include: service industry, warehousing and storage facilities, fabrication and distribution.