



Colliers

For Lease

Up to 13,251 SF of
warehouse/showroom/office space

1718 KIDSON ROAD, NANAIMO, BC

The Offering

This rare industrial lease opportunity strategically located with immediate access to the Trans-Canada Highway via Northfield Road. The space is comprised of a main floor showroom/office space, two (2) washrooms and open warehouse featuring 17'11" ceiling heights and two (2) grade level overhead loading doors.

The second floor office is approximately 3,724 SF comprised of 10 offices, a boardroom, one (1) three-piece bathroom, one (1) two-piece bathroom, storage space, dishwasher, sink, fridge and an open lobby area. Floor plans are available for interested parties.

\$18.00 PSF

Asking Net Rent

\$4.50 PSF

Additional Rent

Zoning - Highway Industrial (I1)

Permitted uses included, but are not limited to, the following;

- Auction
- Automobile sales and rentals
- Auto part sales
- Automotive repair
- Boat sales and service
- Custom workshop
- Laboratory
- Light industry
- Manufacturing/contractor's office
- Mini storage
- Production studio
- Repair shop
- Service industry
- Sign shop
- Warehouse
- Wholesale



Large **0.89 acre** partially fenced yard



Two (2) **parking stalls** in front of showroom with three (3) additional stalls next to fence



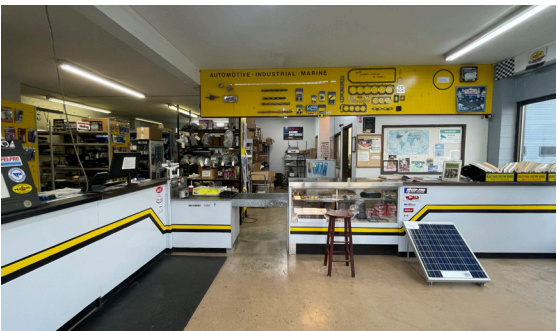
17'11" **warehouse** ceiling heights and premium second floor **office** space



Two (2) 14' high **grade level** overhead doors



Located within **Northfield Industrial Park** with easy access to all major transportation nodes





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Island Highway N

For more information, please contact the listing agents:

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