

460

COMMERCIAL

FOR LEASE

Base Rent
\$18.00 per Sq. Ft.



1011 Old Victoria Road
Nanaimo, BC

OPPORTUNITY

This 8,115 Sq Ft standalone warehouse is located in the South end of Nanaimo, offering easy access to Highway 1 and the Duke Point Ferry Terminal. The property features an impressive 8 dock-level loading doors and 1 grade-level door, providing exceptional convenience for loading and unloading goods.

*Plus Additional Rent estimated at \$6.93 per Sq. Ft. (2025)

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460 Commercial Inc.
2-1551 Estevan Road
Nanaimo, BC

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1011 Old Victoria Road

Nanaimo, BC

DETAILS

- **Excellent Location:** Situated in South Nanaimo with easy access to **Highway 1** and **Duke Point Ferry Terminal**
- **Loading Facilities:**
 - 8 dock-level loading doors
 - 1 grade-level loading door
- **Parking & Access:**
 - Ample on-site parking
 - Full vehicle access around the building (ideal for trucks & deliveries)
- **Standalone Warehouse:** Offers privacy and flexibility for operations
- In addition to the expansive warehouse space, the property also includes **office space**, allowing for a mix of operational and administrative functions under one roof.

PROPERTY DETAILS

Civic Address

1011 Old Victoria Road

Unit Size

8,115 Sq. Ft.

Legal Description

Lot K, Section 1, Nanaimo District, Plan 630, Except Plan 35164

Zoning

I-2

Base Rent

\$18.00 per Sq. Ft.

Additional Rent

\$6.93 per Sq. Ft.

PICTURES



Side of building
showing grade level
access

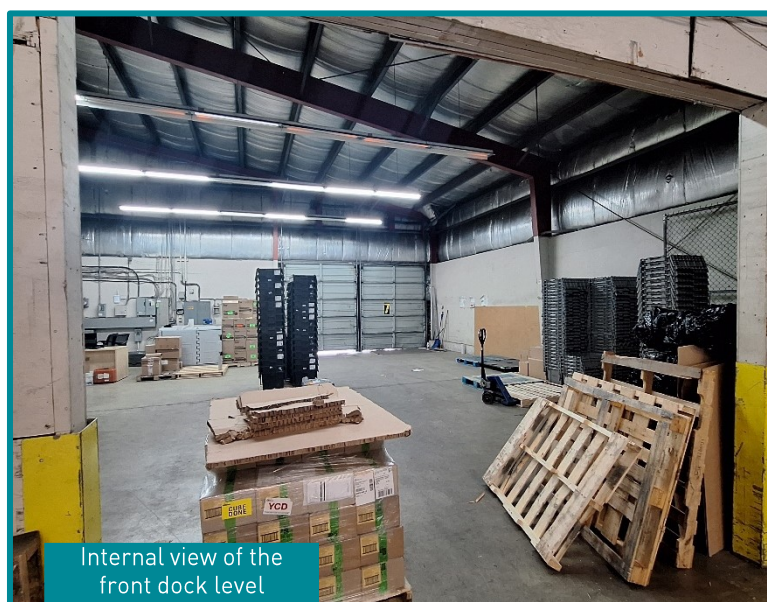


Showing trailers at
back to the building

PICTURES



Front Dock level
loading doors



Internal view of the
front dock level
loading door



Warehouse space



Internal view of rear
dock level loading
doors



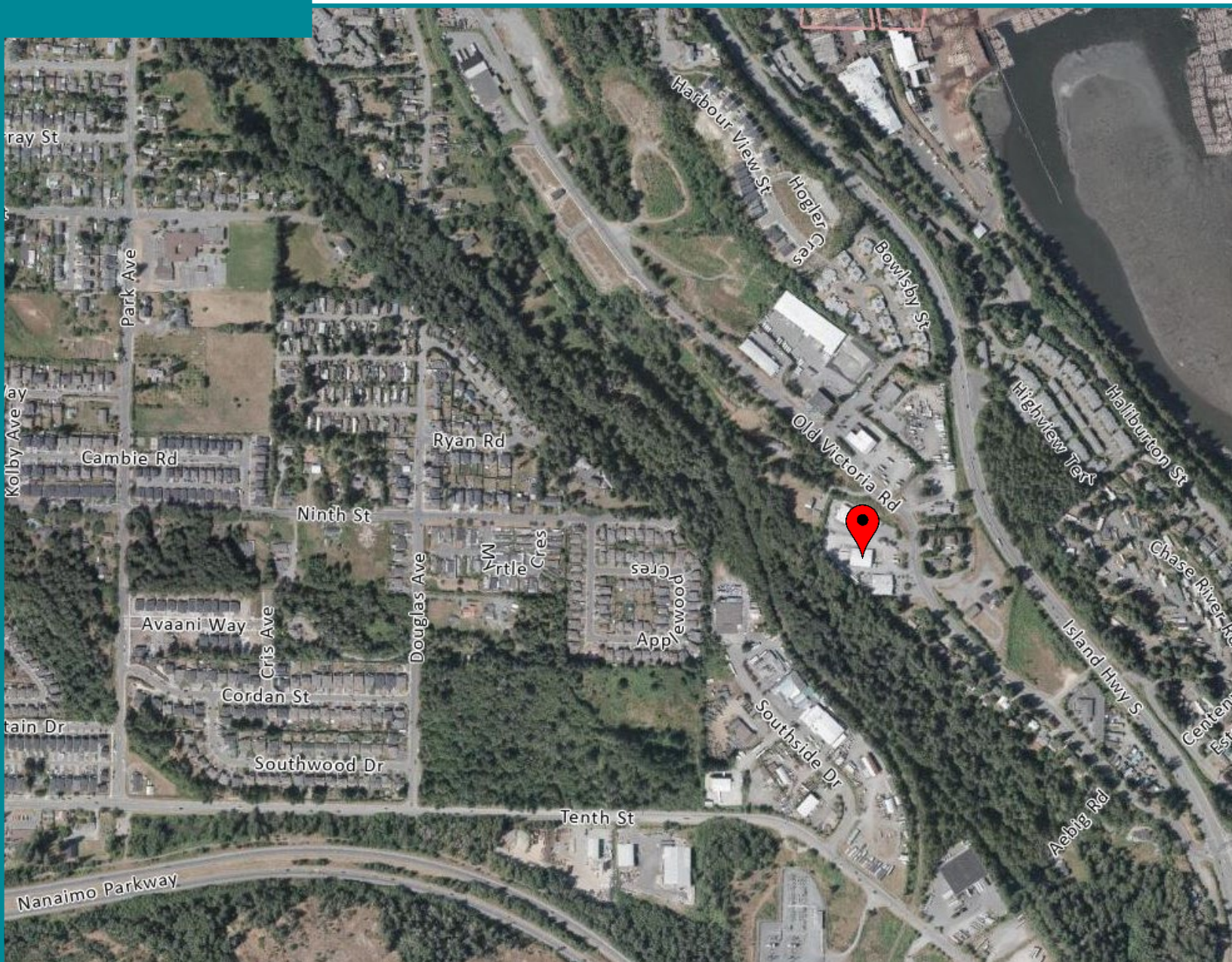
Staff kitchen area



Utility room

MAP

1011 Old Victoria Rd, Nanaimo BC V9R 6Z8



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