

FOR LEASE

Prime showroom/warehouse space, 4,448 Sq.Ft. in
Nanaimo Home Centre

460
COMMERCIAL



102 – 2520 Bowen Road, Nanaimo, BC

Prime showroom/warehouse space, with 4,448 square feet (with additional mezzanine space of approximately 245 square feet). Unit 102 offers exceptional frontage from Bowen Road, high ceilings and dock loading capabilities. This unit is zoned I2 – Light Industrial and is suitable for potential showroom/warehouse uses, subject to zoning

Base Rent: **\$16 per Sq.Ft**

Additional Rent: **\$6.01 Sq.ft**

Zoning: **I2 – Light industrial**

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FEATURES

- Approximately 4,448 SF of versatile showroom/warehouse space, plus approximately 245 SF of additional mezzanine area.
- Prominent Bowen Road frontage and exposure along one of Nanaimo's established commercial corridors.
- Dock-level loading provides convenient access for receiving, shipping and distribution.
- High ceilings and a functional layout suitable for showroom, warehouse and distribution operations.
- Equipped with two 200-amp electrical panels, providing substantial electrical capacity for a variety of users.
- Existing natural gas heating and ceiling fans; air conditioning could potentially be added through a split-system installation.
- Centrally located with convenient access to Old Island Highway (19A) and the Nanaimo Parkway.
- Located within the established Nanaimo Home Centre, alongside United Floors, McLaren Lighting, and Ruffell & Brown Window Covering Centre.
- Zoned I2 – Light Industrial. Other uses are subject to City of Nanaimo zoning, building permit and classification approvals.

PROPERTY DETAILS

Legal Description

Lot 3, Section 20, Range 6, Mountain District, Plan 16051, Except Part in Plan 43195

Unit Size

4,448 SF + approx. 245 SF mezzanine

Zoning

I2 – Light Industrial

Base Rent

\$16 per Sq. Ft*

*Estimated Additional Rent

\$6.01 per Sq. Ft

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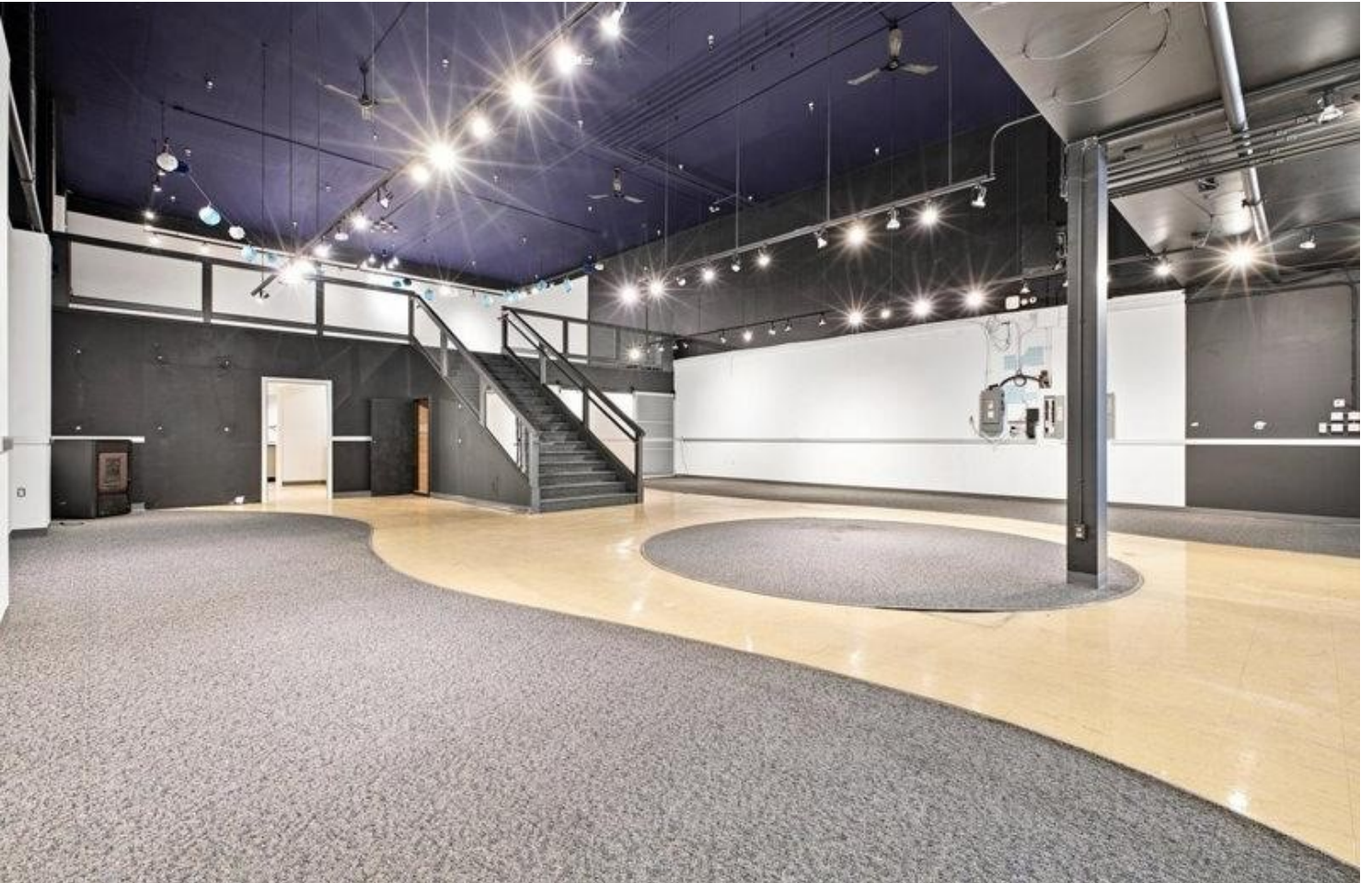
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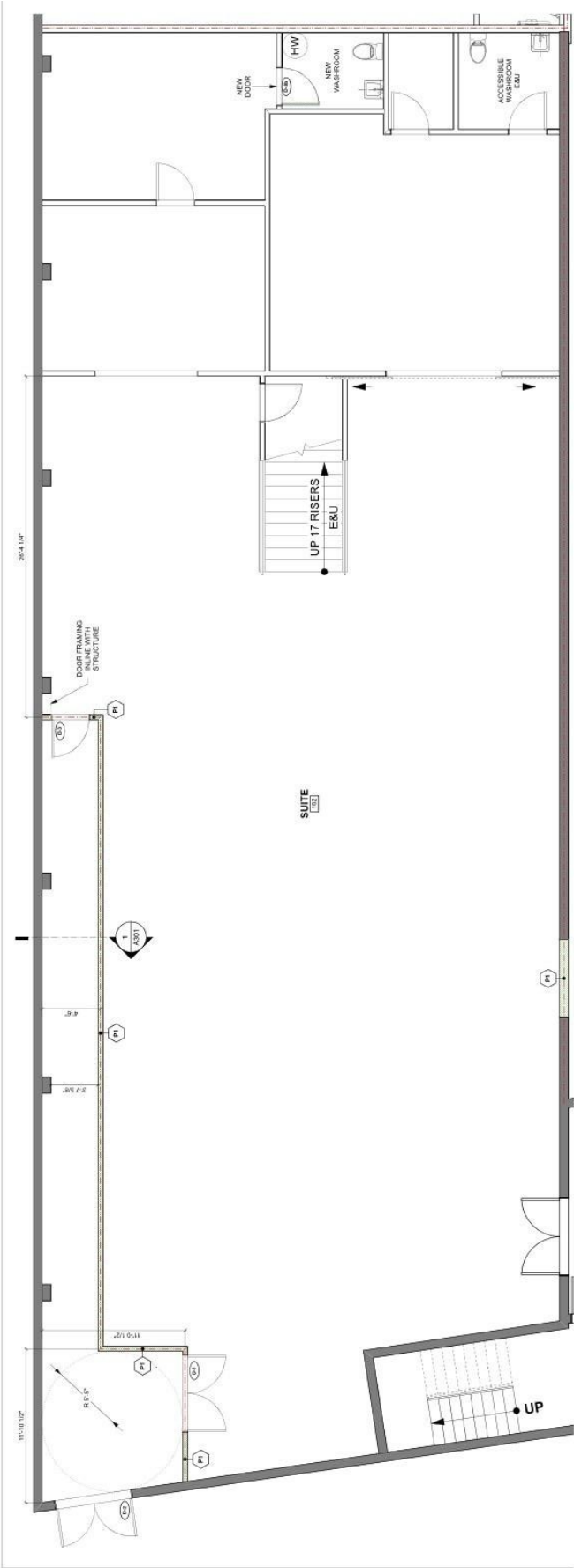
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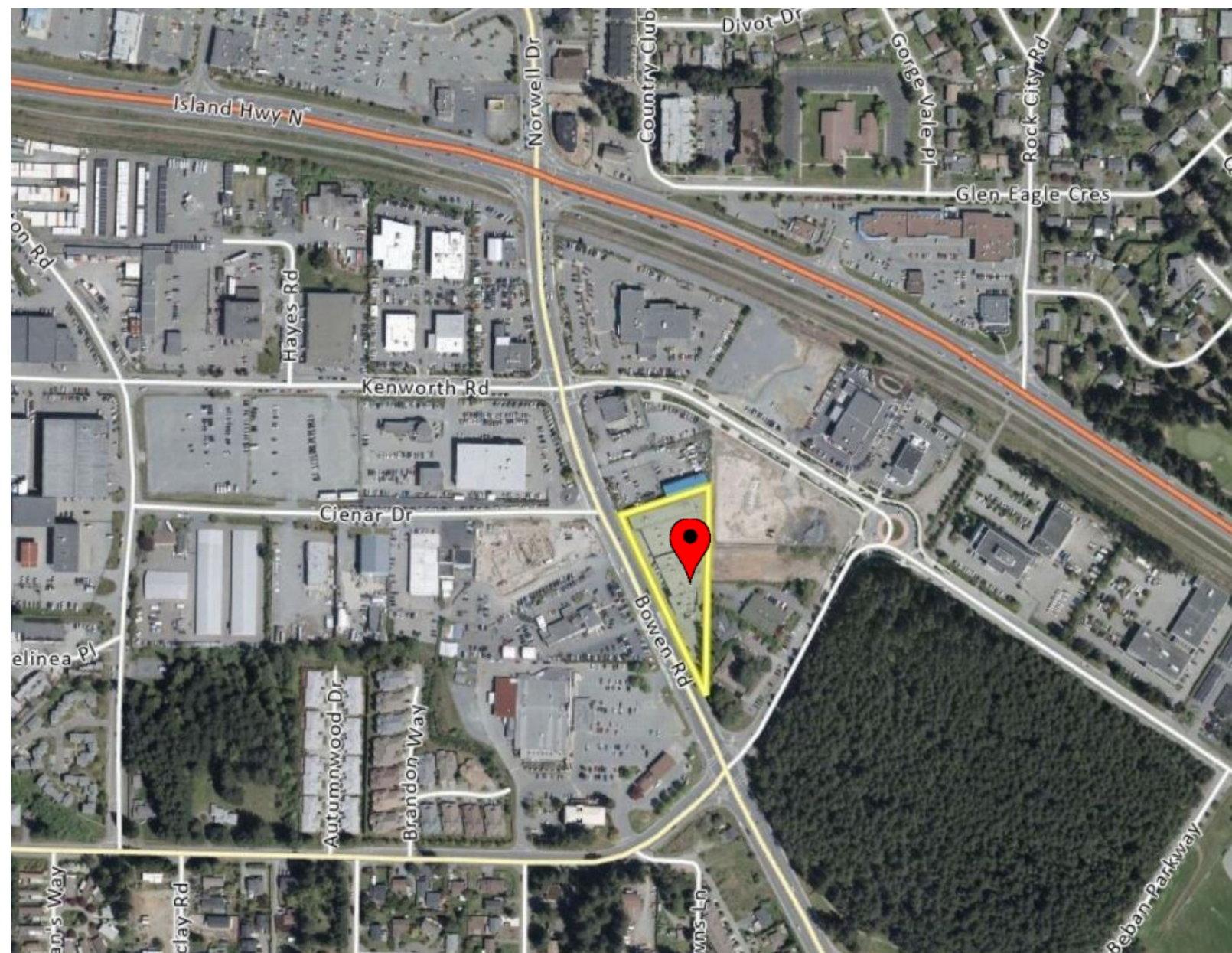
Floor Plan



*Layout may be subject to change.

LOCATION

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