



# For Sale or Lease

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Highly coveted corner unit in  
Building C at **Wildcat Industrial**  
located in the Allandale District

Unit 106 - 650C Allandale Road, Colwood, BC

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**PEMBERTON  
HOLMES** REAL ESTATE  
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# UNIT 106

Colliers is pleased to present the opportunity to purchase/lease a brand-new **8,354 SF** industrial strata unit in Wildcat Industrial at Allandale District with flexible Mixed Use Employment Centre 2 zoning. The unit offers **6,446 SF** on the main floor and approximately **1,908 SF** of second level shell mezzanine.

## Property Features

- Mezzanine constructed with steel framing
- One (1) washroom located in the warehouse. Washroom cold water and sanitary stubbed-in on mezzanine
- Concrete slab on grade foundation (floor load capacity of 500 lbs per SF)
- Construction: insulated tilt-up concrete construction
- Roof: brand new torch on metal roof
- Heating and cooling: Gas fired unit heaters complete with electronic thermostat controls. Natural gas distribution lines provided to the unit. Warehouse ceiling fan(s). Baseboard heating in the mezzanine
- Power: 400 AMP 3-phase 42 circuit panel with one (1) breaker



28' clear ceiling height in warehouse & 13' clear ceiling height in mezzanine



Signage Available



Eight (8) allocated parking spaces



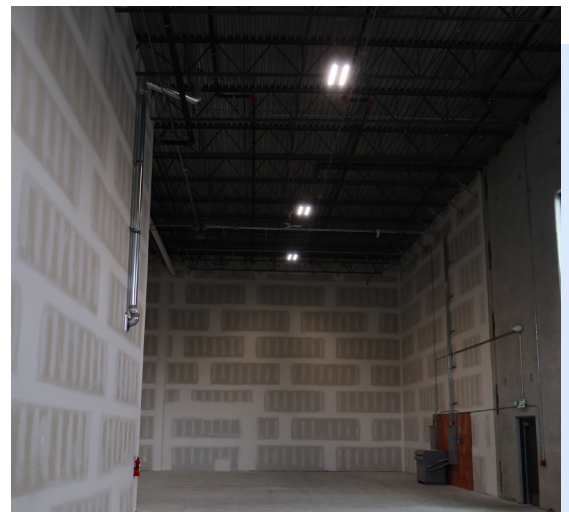
Two (2) Grade Level Loading Doors (9' X 12')

## Zoning

### Mixed Use Employment Centre 2 (MUEC2) Zone

Permitted Uses include but are not limited to:

- Assembly
- Brewery/distillery
- Animal hospital
- Daycare
- Indoor sports and recreation facilities
- Light industrial
- Liquor retail store
- Mini-storage warehouse
- Manufacturing
- Office
- Personal service
- Printing publishing
- Public building
- Retail
- Warehouse, storage, and distribution
- Wholesale



**Year Built** 2024

**Sale Price** \$2,750,000.00

**Asking Rate** \$16.00 Per SF

**Additional Rent** Contact Listing Agents



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For more information, please contact the listing agents:

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