



For Lease

Lot 1 & Lot 2

9583 Bare Point Road

Chemainus, BC



Sterling Clerx

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The Lease Options

Lot 1

Lot Size: ~ 100,188 SF (2.3 acres)
Gross Rental Rate PSF: \$0.75 PSF
Improvements: Fenced perimeter
Tenancy Arrangement: Licensing Agreement with Landlord

Lot 2

Lot Size: ~ 100,188 SF (2.3 acres)
Gross Rental Rate PSF: \$0.75 PSF
Improvements: Fenced perimeter
Tenancy Arrangement: Licensing Agreement with Landlord

Conditions & additional stipulations of use can be found within the North Cowichan Zoning bylaw.

For additional information on rental structure and licensing agreement please connect with the listing team today.

Zoning & Permitted Land Utilization

Industrial Heavy Zone (I2)

On any lot or portion of any lot zoned I2, the following Light Industrial (I1) uses are permitted:

- Accessory Office
- Accessory Dwelling Unit
- Autobody Repair
- Commercial Cardlock Facility
- Custom workshop
- Food and Beverage Processing
- Fueling Installations
- Laboratory
- Industrial Use
- Machine Shop
- Mini-warehousing
- Motor Vehicle Repair
- Motor Vehicle Sales and Repair
- Recycling Depot
- Repair Shop
- Resource Use
- Retail of Motor Vehicle Parts and Accessories
- Service Industry
- Storage Yard
- Tool and Equipment Sales, Rentals, and Services
- Trade School
- Truck Depot
- Truck, Trailer, and Heavy Equipment Sales, Rentals, and Services
- Warehouse
- Wholesale

Heavy Industrial Permitted Uses include, but are not limited to:

- Automobile Wrecking or Salvage Yard
- Bulk Storage of Flammable and Combustible Liquids
- Municipal / Regional Government Offices
- Recycling Industrial Use
- Works Yard



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