

FOR LEASE

3 - 1850 Northfield Road
Nanaimo, BC

1,158 sq ft



Light Industrial Strata Unit

The Opportunity

- Located in one of Nanaimo's most popular industrial areas
- Popular hub of Engineering firms
- Centrally located, rare 1,158 sq ft industrial unit
- Vehicle pass-by counts estimated upwards of 6,800 per day
- Prime strata lot has easy access and egress to the Nanaimo Parkway and the Island Highway
- 20 km to Nanaimo Airport YCD

For More Information:

John Hankins

Representative

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Bob Moss

Managing Broker

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Unit Highlights

- Bright open corner unit
- Large closed office
 - Kitchen area
- Two washrooms

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I-3 Zone: The zoning for this property is I-3 Light Industrial. This zoning provides for clean industrial uses with high standard of design and maintenance. Some permitted uses include, but are not limited to: Offices, Engineering Firms, Custom Workshops, Furniture and Appliance Sales, Production Bakery, Repair Shops, Light and Service Industries.

Nanaimo: Nanaimo is located on the east side of Vancouver Island off the south-west coast of British Columbia and is the largest North American island in the Pacific Ocean. The Vancouver Island/Coast region is the second most populated economic region in the Province, accounting for 17.6% of the provincial population, covering 9.1% of the total provincial land mass. With a population base of 735,000, Vancouver Island varies from small rural communities to modern urban centres like Nanaimo. The island stretches approximately 500 km long and 200 km wide, with 3,440 km of spectacular coastline that



Offered for Lease

Unit 3 – 1,158 sq ft

\$15.50 per sq ft

(Plus OE&T estimated at \$8.95 per sq ft)