

**FOR LEASE**  
2,250 Sq Ft Unit  
1985 Boxwood Road  
Nanaimo, BC



**Unit C - 1985 Boxwood Road, Nanaimo**

## The Opportunity

NAI Commercial is pleased to offer for lease this 2,250 square foot unit with I-3 (Industrial 3) zoning. This road frontage unit is the perfect place to launch your new business or to get the much needed exposure you've been missing.

Unit C is an open space concept with 16-20 foot ceilings, two 12 foot roll up loading bay doors and 125 3-phase power.

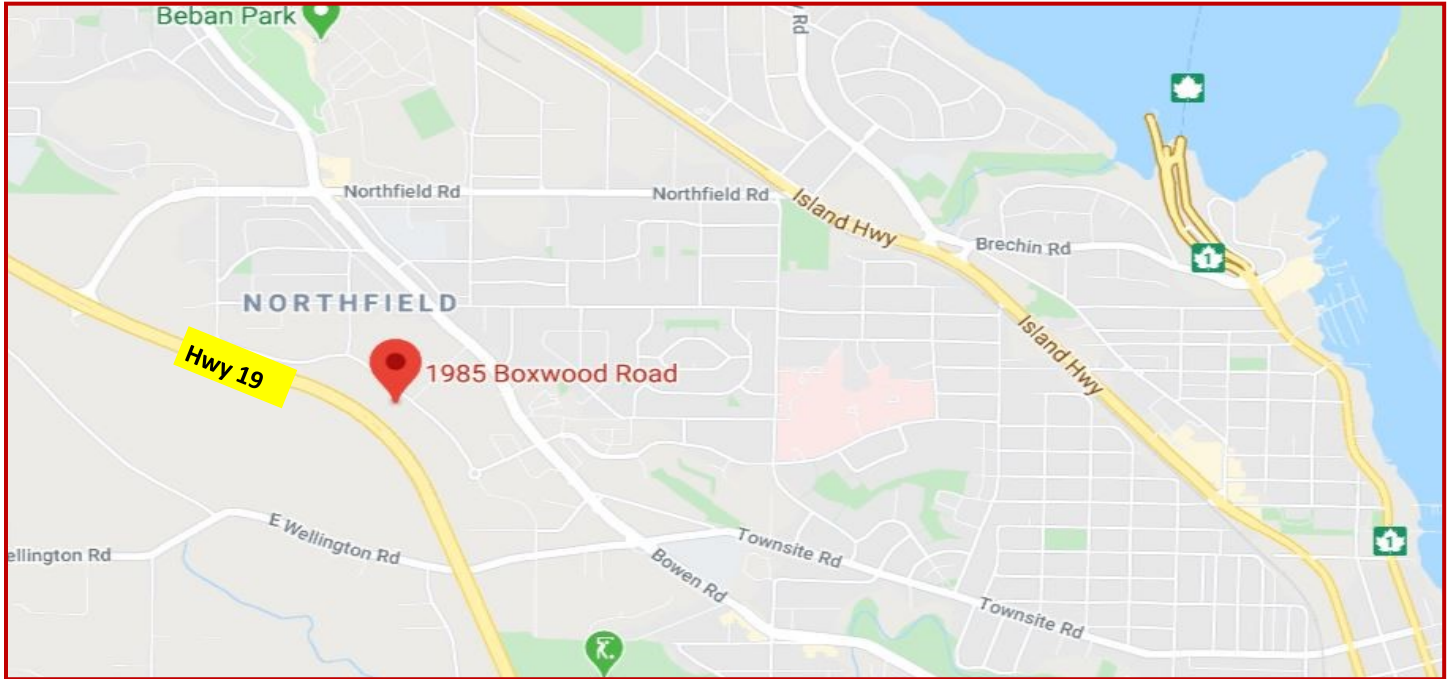
This is a level lot in a vibrant industrial park. Parking is ample and there is easy access to both Inland Island Highway 19 and Island Highway 1.

### For More Information:

**Brad Knight**  
Representative

Cell: 250.668.4154  
Office: 250.753.5757

[bknight@naicommercial.ca](mailto:bknight@naicommercial.ca)



## Zoning

The subject property is zoned I-3 High Tech Industrial. This zone provides for clean, high-tech industrial uses and supporting commercial uses. Permitted uses for this particular zoning include, but are not limited to the following: Commercial School, Repair Shop, Custom Workshop, Tools/Equipment Rentals and Sales, Warehouse, Wholesale, Printing and Publishing Facility, Laboratory, Light Industry, Mini Storage.

For a complete list of all permitted uses for this zoning, please visit the City of Nanaimo's website [www.nanaimo.ca](http://www.nanaimo.ca)

## Offered for Lease

**\$14.00 per sq ft**

**(Plus OE&T estimated at \$3.50 per sq ft)**