



**1530 Harold Road**  
**Nanaimo, BC**

**Offered for Lease**  
**\$15.00 per Sq. Ft.**  
**(plus OE&T of \$2.72 per Sq. Ft.)**

**For More Information:**

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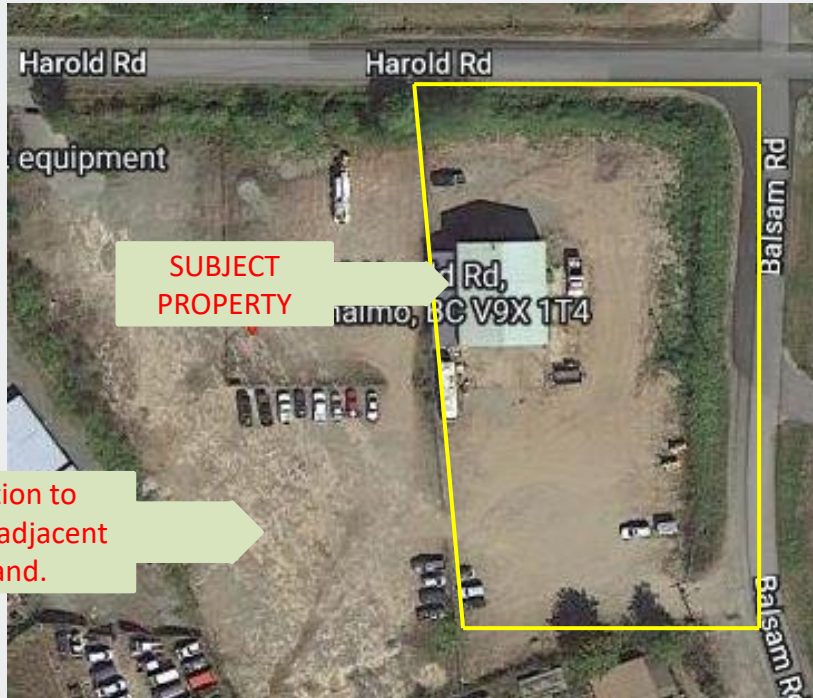
**For Lease: Industrial land with 3,000 SF (approx.) building for lease just south of the City of Nanaimo in the Schoolhouse Road industrial area.**

The building is pre-engineered metal construction with access doors at both ends (drive through). The over-height ceiling and vehicle doors allow for a wide range of industrial uses.

The packed-gravel yard area of .41 acres (17,860 SF) is included in the lease, with the option to lease additional adjacent bare land. The entire lot is fenced.

# For Lease

## 3,000 Sq. Ft. Industrial Warehouse 1531 Harold Road, Nanaimo BC



SUBJECT  
PROPERTY

Option to  
lease adjacent  
land.

Sufficient  
land for  
outdoor  
storage,  
loading of  
large trucks  
and  
employee  
parking.

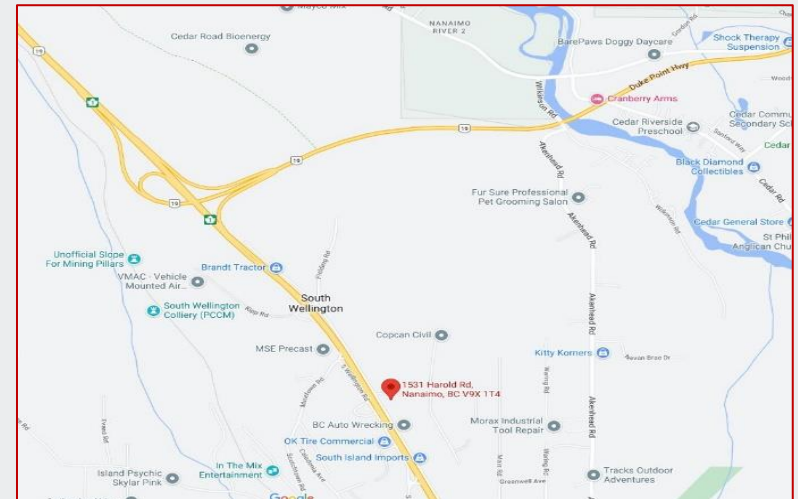


### Property Details:

1531 Harold Road is located in an Industrial Park in the Nanaimo Regional District just south of the City. 1531 Harold Road offers quick and easy access to the Trans-Canada highway, Duke Point ferry terminal and the Nanaimo Airport.

**Zoning:** I-1 Industrial - Permitted uses include, but are not limited to: auction, automotive sales and rentals, auto parts, boat sales and service, custom workshop, repair shop, recycling drop off centre, sign shop, and tools & equipment rentals.

For a complete list of permitted uses please see the Regional District of Nanaimo bylaws at [www.rdn.bc.ca](http://www.rdn.bc.ca)



### About Nanaimo

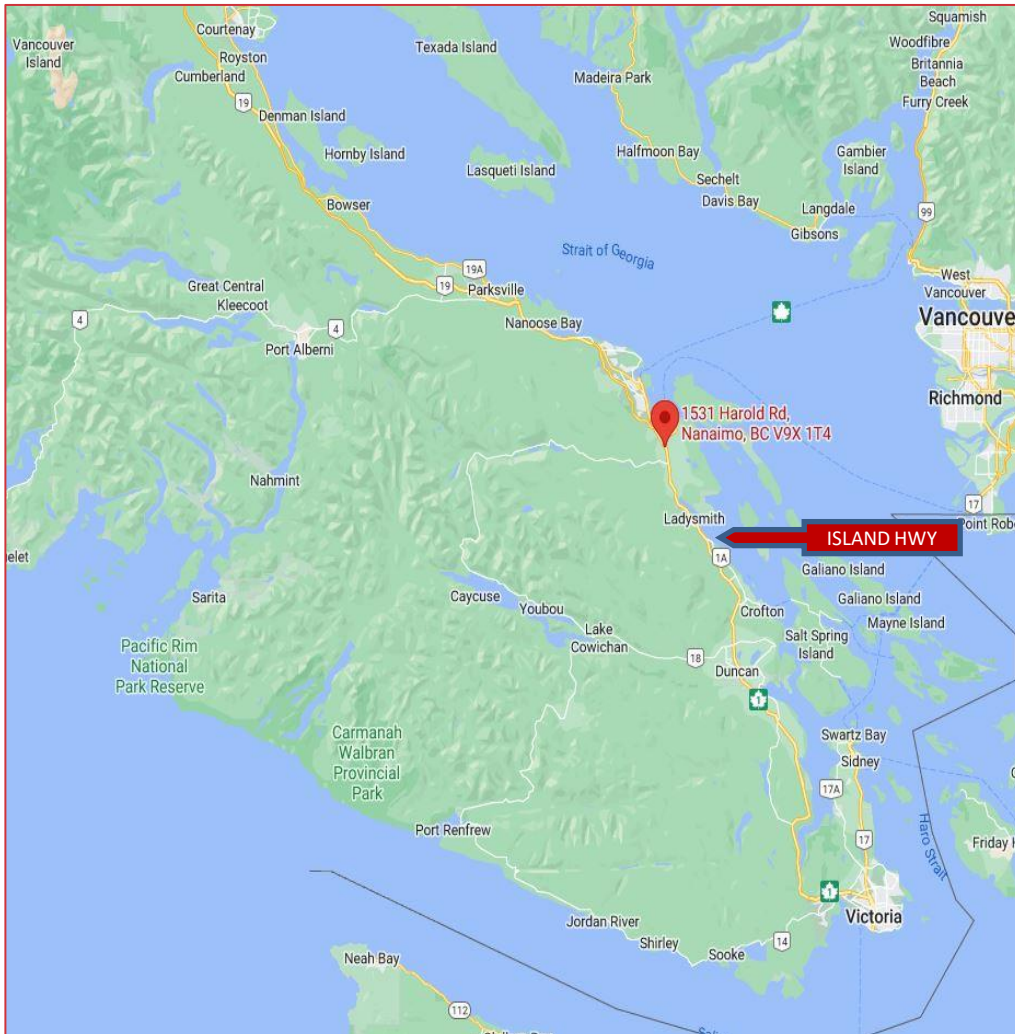
Nanaimo is located on the eastern side of Vancouver Island, 23km (14 miles) west of Vancouver and 113km (70 miles) north of Victoria, the capital of British Columbia.

Nanaimo is the second largest urban centre on Vancouver Island, and the fifth largest urban centre in British Columbia with a City population of 98,957 and strong growth projections.

Nestled between the mountains and the ocean, Nanaimo is a 20-minute flight from downtown Vancouver or a 1.5 hour ferry ride with 16 scheduled sailings daily. There are direct flights to Vancouver, Calgary and Toronto from the Nanaimo Airport, an all-weather facility. Nanaimo also boasts a Cruise Ship terminal.

The economic hub of Central and North Vancouver Island, Nanaimo boasts a vibrant business community and exceptional quality of life. Businesses choose to locate in Nanaimo because of the cost efficiencies and a complete range of telecommunications services. The area offers a diversified economic base of 6,233 businesses operating within the City of Nanaimo together with a skilled and motivated workforce, exceptional technological infrastructure, and easy access to world markets.

This welcoming region of 170,757 people (RDN 2020) is proud of their recreational facilities, community spirit, and the region's natural beauty.



# About Us

Over 35 Years of Experience  
Working for You

## NAI Commercial

NAI Commercial Central Vancouver Island Ltd. is a full service commercial real estate brokerage providing personalized service in central Vancouver Island since 1993. Our team of dedicated professionals provides clients with market knowledge and insight for the region stretching from Duncan to Campbell River and west to Tofino.

We are a locally owned firm, a member of the Vancouver Island Real Estate Board, and have global reach through our association with NAI Global, the world's largest, most powerful network of local commercial real estate firms. NAI Commercial has an extensive team who combine their expertise to help our clients achieve their objectives. We are fortunate to work with a full range of clients, including individual investors, local business owners, developers, international corporations and governments at all levels.

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