

1581 Alberni Highway
Regional District of Nanaimo

For Sublease

Two (2) warehouse distribution and cold storage options located 20-minutes from north Nanaimo

Colliers

Presented By:
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1250 Taylor Road
Regional District of Nanaimo

1581 Alberni Highway | Regional District of Nanaimo



Loading bay with eight (8) dock loading doors and one (1) separate grade loading door with loading ramp



Two (2) dock loading doors with hydraulic levelers



Cold storage warehouse

Salient Facts

Size - 69,133 SF

Asking Rate - \$12.78 per SF

Estimated Additional Rent - \$1.53 per SF

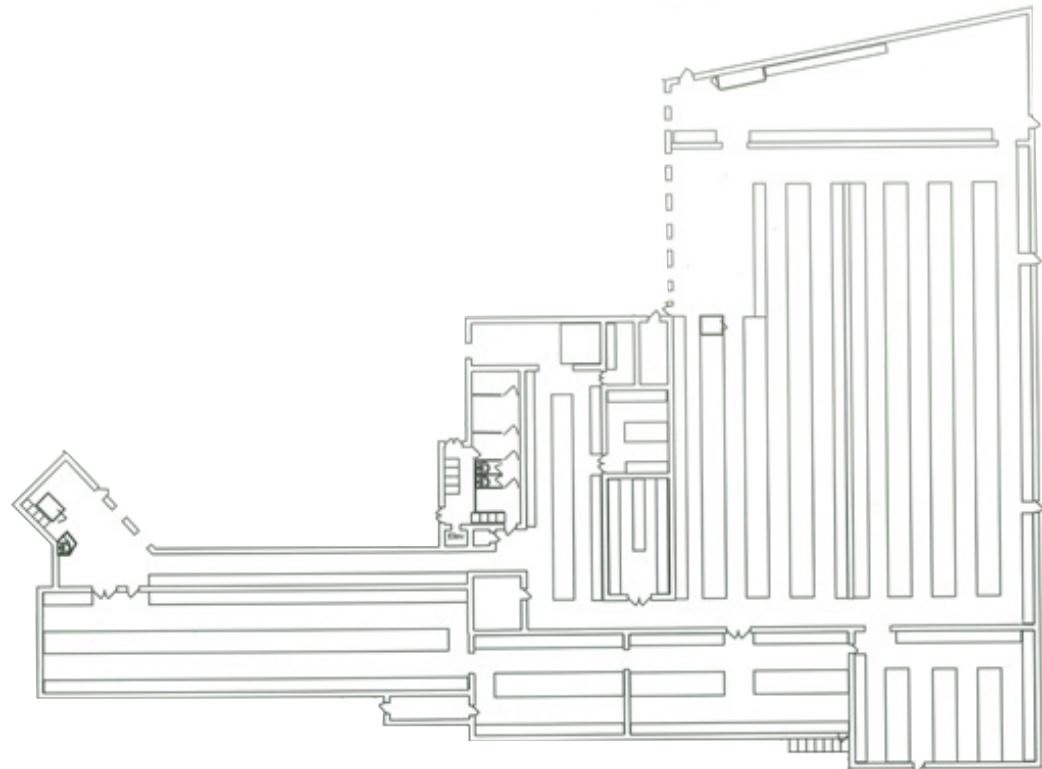
Head Lease Term - March 31, 2027

Zoning - Industrial 1 (I-1); permitted uses include but are not limited to: warehouse/wholesaling, product assembly, service and repair, transportation/trans-shipment terminal and mini-storage

Property Features

- 10 dock loading doors* and one (1) grade loading door
- Mix of traditional warehouse, cold storage, and mezzanine office
- 20' and 15' current racking heights in the warehouse
- Yard and parking

*Two (2) dock loading doors have hydraulic levelers



1250 Taylor Road | Regional District of Nanaimo

Salient Facts

Size - 22,885 SF

Asking Rate - \$10.00 per SF

Estimated Additional Rent - \$2.83 per SF

Head Lease Term - April 30, 2027

Zoning - Industrial 2 (I-2); permitted uses include but are not limited to: warehouse/wholesaling, manufacturing, transportation/trans-shipment terminal and mini-storage

Property Features

- Four (4) dock loading doors* and one (1) grade loading door
- Approximately half traditional warehouse and half cold storage, with a small staff room
- Cold storage has ability to be set up from existing cooler to freezer
- 20' current racking heights in the warehouse and cold storage
- Yard and parking

*Three (3) dock loading doors have hydraulic levelers



Loading bay with four (4) dock loading doors and one (1) separate grade loading door



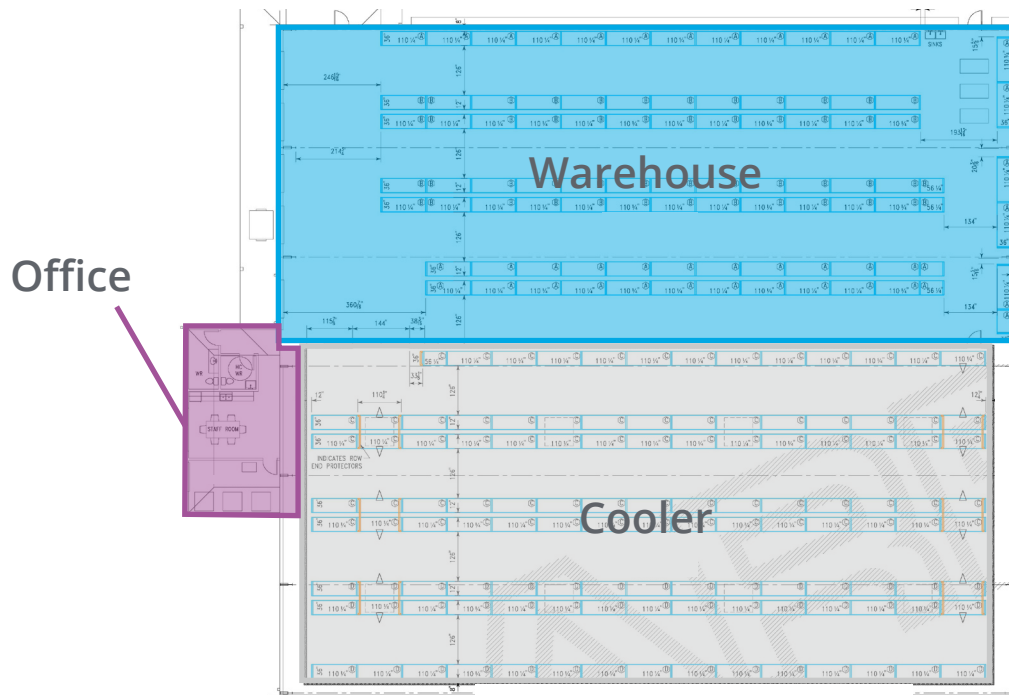
Yard



Cold storage warehouse



Cold storage warehouse



1255 Taylor Road | Leased

Salient Facts

Size - 10,938 SF

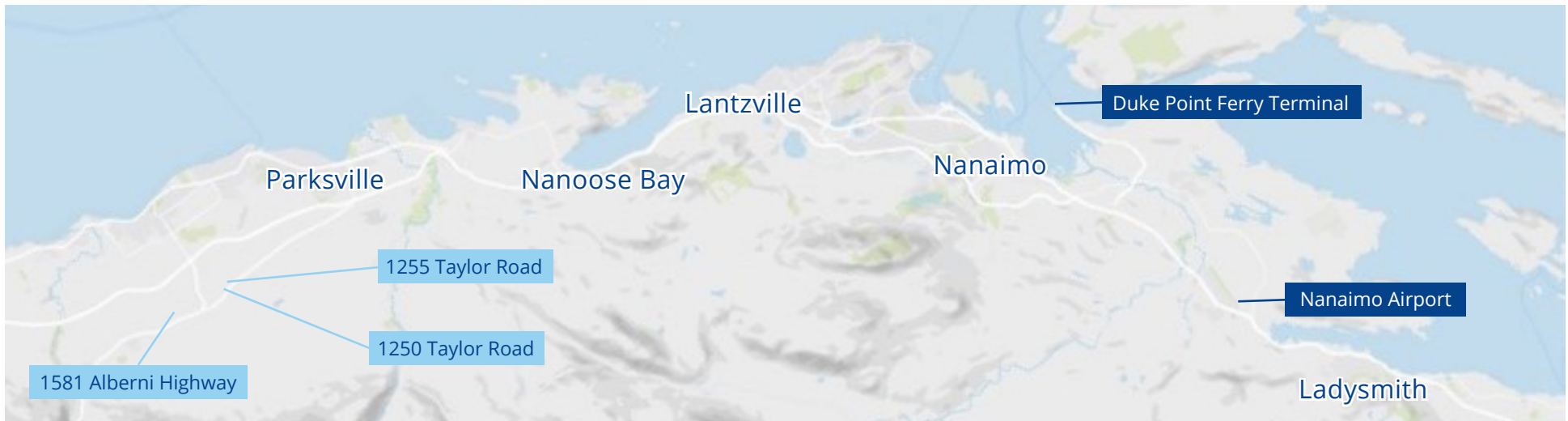
Zoning - Industrial 2 (I-2); permitted uses include but are not limited to: warehouse/wholesaling, manufacturing, transportation/trans-shipment terminal and mini-storage

Property Features

- Two (2) dock loading doors and one (1) grade loading door
- Traditional warehouse, with a small staff room
- Yard and parking



Location & Drive Times



Drive Times

Port Alberni
38 mins | 43 Km

Campbell River
69 mins | 121 Km

Courtenay
47 mins | 76 Km

Parksville
6 mins | 5 Km

Nanaimo
34 mins | 40 Km

Duncan
63 mins | 90 Km

Victoria
128 mins | 150 Km





1581 Alberni Highway & 1250 Taylor Road | Regional District of Nanaimo

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