



FOR LEASE

8 - 4115 MOSTAR ROAD | NANAIMO, BC

7,658 SF showroom, office
& warehouse in north
Nanaimo

Asking:

\$15.50

PSF

Additional Rent \$5.75 PSF

Ben Wedge

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Property Overview

Area	7,658 SF 6,483 SF Ground Floor (reception, showroom, warehouse, storage) 1,175 SF Mezzanine (private office, boardroom, lunchroom, storage)
Washroom	One (1)
Parking	Eleven (11) outdoor parking stalls
Signage	Exterior signage optionality
Loading	Two (2) overside grade loading doors
Clearance	± 20' clear height ceilings
Fire Suppression	Sprinkler system in warehouse
Heating	Gas fired heating in warehouse & furnace heating in ground floor
Availability	Thirty days notice provided to existing Tenant
Zoning	Light Industrial (I2) - Permitted uses include (but are not limited to):



 Immediate access to Highway 19 & the Island Highway
 Modern showroom space
 Corner unit with exposure onto Boban Drive
 Clear span warehouse with two oversized grade doors & ample clear height
 Option to lease an adjacent 2,100 SF in addition to the 7,658 SF

- Automotive Repair
- Boat Construction & Repair
- Custom Workshop
- Food & Beverage Processing
- Laboratory
- Lumber Yard
- Micro Cannabis Production & Processing
- Mini Storage
- Prefab Home Sales & Manufacturing
- Printing & Publishing Facility
- Production
- Bakery
- Production Studio
- Recycling Depot
- Repair Shop
- Service Industry
- Sign Shop
- Social Service Resource Centre
- Manufacturing / Contractor Office
- Tow Truck Dispatch & Storage Yard
- Truck, Trailer & Heavy Equipment Sales
- Warehouse / Wholesale
- Office¹
- Retail²

¹The total Gross Floor Area of an accessory office located on a property shall not exceed 20% of the total Gross Floor Area on the lot

²Retail sale and display of goods shall be permitted, provided the total Gross Floor Area devoted to retail and display does not exceed 25% of the total Gross Floor Area of the principal use.



Location

The property is located in North Nanaimo's well-established commercial and industrial corridor, offering excellent access to both the Highway 19 and the Island Highway, each just minutes away. This strategic location provides strong connectivity and exposure to key transportation routes serving central and northern Vancouver Island, complemented by efficient regional access to both the Departure Bay (6 km) and Duke Point (23 km) ferry terminals.

The surrounding area features a mix of commercial, service, and light industrial uses, making the property well-suited for a variety of retail, showroom, office, and industrial applications.

Drive Times

Highway 19		2 min
Island Highway		2 min
Nanaimo Airport		18 min
Duke Point		21 min



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