



For Lease Warehouse Units

743 - 28th Street Courtenay, BC

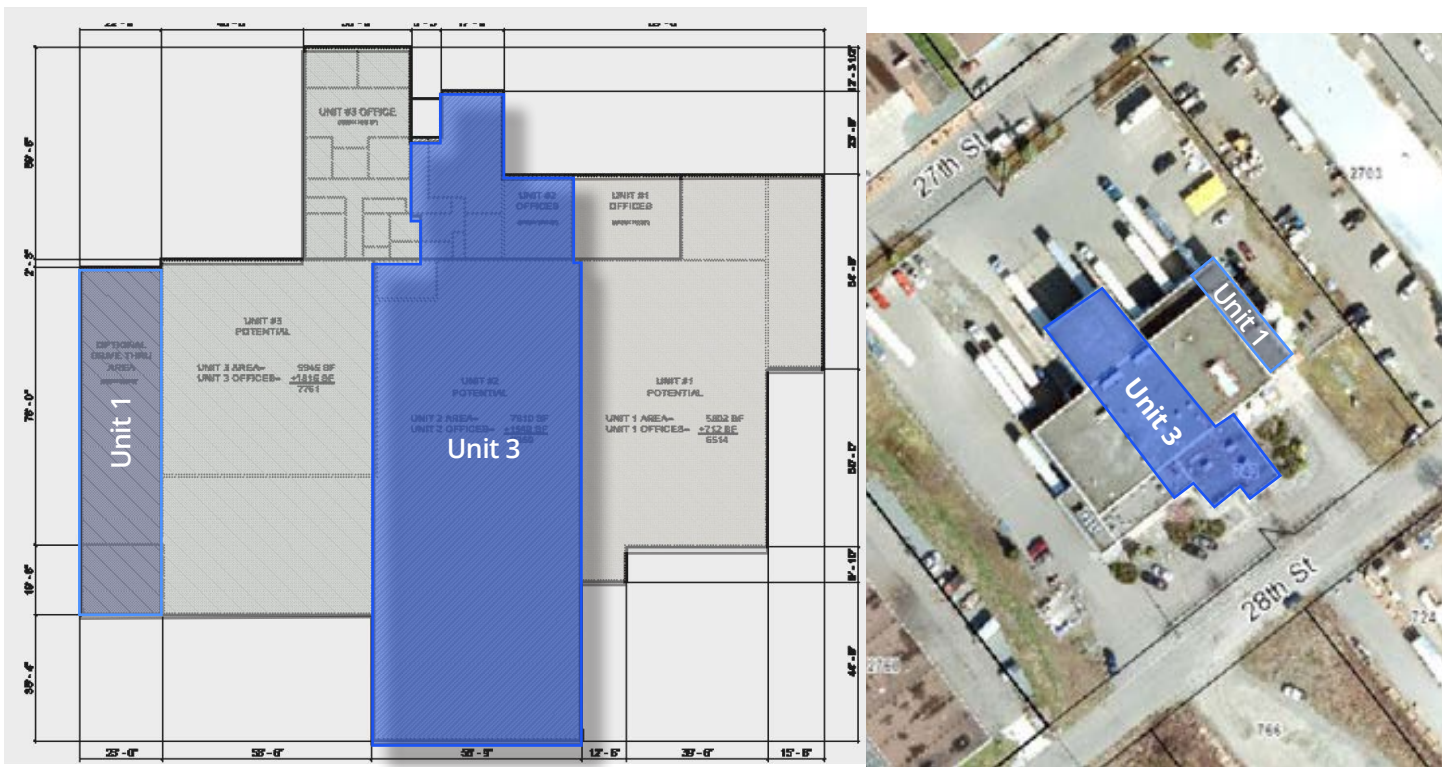
Colliers is pleased to offer well-located industrial units for lease, in a prime location on 28th Street in south Courtenay, B.C., and in immediate proximity to the 29th Street connector (Comox Valley Parkway). With limited availability of warehouse and distribution product with dock loading, and the site's exceptional location and access/egress, this offering represents an excellent opportunity for tenants looking to capitalize on these attributes.

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Location

The subject property lies mid-block between Kilpatrick and Moray Avenue providing easy access, within one block, to the Comox Valley Parkway connector to Highway 19 - the mid Island's major highway and north/south transportation route. The immediate area is comprised of a large enclave of commercial, distribution, and industrial operations. Driftwood Mall, a major retail centre is located half a block to the east. Located just minutes from downtown Courtenay, the subject property is in excellent proximity to all major ground transportation routes and markets.

Access

Excellent access is available from both 28th and 27th Streets. Access from 28th Street provides for access to the office components of the building and parking stalls, and a drive aisle to the rear of building fronting 27th Street. Access from 27th Street is via two separate security gates providing access to the loading dock facilities and extensive yard areas.

Improvements

All municipal utilities are available including water, sewer, hydro and natural gas.

The freestanding building is predominantly constructed of concrete block with steel support beams and columns, with steel and wood stud demising walls. Concrete block walls separate the primary sections of the building including office areas; boiler room, maintenance areas, dry storage, and production areas. Major upgrades, both exterior and interior, have been carried out.

Heating

Full HVAC with internal forced air ducting to front office section and production floor. Gas-fired space heaters in warehouse areas.

Electrical

3-Phase, 2,000 amp, 480 volt main service plus multiple sub-panels. Standard interior light fixtures including mix of suspended fluorescent tube and high bay lamps in warehouse sections.

Yard

Asphalt-paved front and rear yard, including perimeter chain link fencing and gates. The rear yard comprises extensive loading/marshaling areas; drive aisles, and parking/storage areas.

Available Units

Unit 1 - 1,820 SF

±1,820 SF bay with drive through ability from front of building to rear. Suitable for small bay use. Possesses washroom and separate power.

Unit 3 - 9,022 SF

±9,022 SF prominently located mid-building. Features 4 dock loading bays with levelers. Includes 1,200 SF office space and 7,800 SF of high ceiling industrial warehouse.

Zoning

Industrial Two Zone (I-2). Permitted uses include but are not limited to: accessory office to industrial use; automobile service and repairs; auction centre; building supply store; commercial laundry; contractor's office and equipment storage yards; heavy equipment rentals and sales; manufacturing; small item sales, service, rental and repair; school; truck and rail loading terminal; utility facility; and others.

Base Rent

Unit 1 - \$17.00 PSF Net

Unit 3 - \$14.00 PSF Net

Additional Rent

Estimated at \$5.80 PSF plus management fee of 5% of base rent (2025 Est.)



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