



FOR SALE
EXCLUSIVE LISTING

9401 TRANS CANADA HWY, CHEMAINUS, BC

CHEMAINUS INDUSTRIAL PARK

45 ACRE INDUSTRIAL INVESTMENT OPPORTUNITY

- ✓ Zoned for heavy and light industrial
- ✓ Assembly of 3 separate properties
- ✓ Fully leased with 11 tenants all on triple net leases
- ✓ \$2M in improvements recently made by a tenant
- ✓ Zoning permits minimum lot sizes of 3.95 Acres
- ✓ 2,200+ ft of Trans Canada Hwy frontage
- ✓ Upside in income through renewals, repositioning or intensification
- ✓ Centrally located between Victoria (65km) & Nanaimo (30km)
- ✓ Population of 750,000 within 1 hour drive time

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THE OPPORTUNITY

The CBRE Victoria Investment Properties Group is pleased to present the opportunity to purchase a 100% freehold interest in Chemainus Industrial Park. The Property consists of three land parcels totalling over 45 acres of I-2 industrial zoned land and is currently fully leased to 11 tenants. Centrally located 30km from Nanaimo and 65km from Victoria, the Property offers tenants the opportunity to service a population base of over 750,000 people within an approx. 1 hour drive time. Over 2,200 ft of Trans Canada Hwy frontage provides excellent visibility and direct points of access from the Hwy. Purchasers will benefit from potential income upside through renewals, repositioning or intensification.

PRICE: CONTACT AGENTS

TENANCIES

Lot	Tenant	Size (Acres)	Term End	Renewal Option
1	Belton Bros	1.07	Jun 30th, 2026	None
2	Jack Vanderbasch	1.06	Jun 30th, 2025	None
3	SCS Steel Container Systems Inc.	0.74	Apr 30th, 2024	None
4/5	BC Marble Products Ltd.	2.31	Aug 31st, 2025	1 x 5 Years
6	Bridgeway Transport Ltd.	1.40	Apr 30th, 2024	None
7	FED Coop	2.50	Dec 31st, 2024	3 x 5 Years
8	GFL Environmental	30.9	Oct 31st, 2024	3 x 5 Years
9	Bullseye the Granite Guy Ltd.	1.00	Jun 30th, 2027	None
10	Finish Line Transport	0.70	Jun 30th, 2024	1 x 2 Years
11	JSK Traffic Control Services	0.82	Mar 31st, 2026	None
12	Auto Guys Services Ltd.	0.60	Jun 30th, 2026	1 x 5 Years

PROPERTY DETAILS

Address: 9401 Trans Canada Highway,
North Cowichan BC V0R 1K4

PID's: 004-601-572
006-648-509
004-802-161

Total Land Size: 45.53 Acres | 1,983,287 SF

Improvements: Office Building, 2 Shops,
Several Quonsets

Hydro: Various Transformers On-Site

Water: 8" Water Main

Sewer: Septic

Property Taxes: \$93,914 (2022)

OCP: Industrial & Employment

Zoning: I-2 Industrial Heavy Zone

Permitted Uses: *Including, But Not Limited To*

- Autobody Repair
 - Auto Part Sales
 - Cannabis Production
 - Custom Workshop
 - Food & Beverage Processing
 - Fueling Installations
 - Laboratory
 - Industrial use
 - Machine Shop
- Mini Warehousing
 - Recycling Depot
 - Lumber Yard
 - Building Supplies
 - Sawmills / Pulpmills
 - Storage Yard
 - Warehouse
 - Wholesale
 - Works Yard
 - Wrecking Yard



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45 ACRE INDUSTRIAL LAND INVESTMENT OPPORTUNITY

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