

# 3695

DRINKWATER RD  
DUNCAN, BC

CBRE

## FOR SALE

INDUSTRIAL OWNER-OCCUPIER OPPORTUNITY  
ON 4.17 ACRES FRONTING HWY 18



# THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to purchase a 4.17 acre industrial property in Duncan, BC. The Property, located at 3695 Drinkwater Road, offers a 22,235 SF warehouse floorplate and an additional 2,400 SF ancillary warehouse. The building and concrete/gravel surfaced yard are secured with fencing and automatic gates. The Property benefits from I1 Light Industrial zoning which allows for an extremely wide range of potential uses and will be sold with vacant possession, providing for an excellent owner-occupier opportunity. Situated blocks from HWY 1, minutes from Downtown Duncan / North Cowichan Hospital, and less than an hour from either Victoria or Nanaimo, the Property offers the opportunity to service a vast client base.

## PROPERTY DETAILS

<b>Municipal Address:</b>	3695 Drinkwater Rd   Duncan. BC
<b>PID:</b>	017-974-780
<b>Lot Size:</b>	4.17 Acres (BC Assessment)
<b>Building Areas:</b>	22,235 SF Warehouse Floorplate 2,400 SF Ancillary Warehouse
<b>Yard:</b>	Concrete/Gravel (Fenced w/ Auto Gate)
<b>Hydro:</b>	1,600 Amp 3-Phase Power
<b>Heating:</b>	HVAC System
<b>Ceiling Height:</b>	18-20 Foot Ceiling Heights
<b>Services</b>	Municipal Hydro & Water, Septic Field
<b>Loading:</b>	15 Grade Level Doors (4 Currently Active)
<b>Zoning:</b>	I1 Light Industrial Zone
<b>Property Taxes:</b>	<b>\$TBD (2024)</b>
<b>Assessed Value:</b>	\$9,159,000 (2024)

**PRICE: \$5,950,000**



# HIGHLIGHTS

- 4.17 acres of land
- Secured yard with automatic gate (leveled & concrete/gravel surfaced)
- 22,275 SF main warehouse (built in 2009)
- 15 grade loading doors in main warehouse (4 currently configured for use)
- 2,400 SF ancillary warehouse (built in 2019) with additional grade level loading door
- 665 lineal ft of Highway 18 frontage
- 3 separate points of access
- 1,600 amp 3-phase power
- Backup diesel generator
- Metal roofing
- I1 Light Industrial Zoning allows for a wide range of potential uses
- Minutes from HWY 1, Downtown Duncan & new North Cowichan Hospital
- Centrally located between Victoria (60km) and Nanaimo (35km)
- Sold with vacant possession
- Priced over \$3M under assessed value

# ZONING

## Zoning:

## Permitted

## Uses:

(Including, but not limited to)

## I1 Light Industrial Zone

- Industrial use
- Cannabis production
- Vehicle repair, sales, parts
- Storage yard
- Tool & equipment sales/rental
- Mini-warehousing
- Warehouse
- Wholesale
- Retail lumber & building supply
- Recycling depot
- Machine shop
- Food and beverage processing

## BUILDING CONFIGURATION / IMPROVEMENTS

The main warehouse is currently configured for the cannabis industry, built out with a 21,360 SF upper level which is demised into numerous rooms, for a total of 44,085 SF of floor area. The upper floor can be removed by the vendor, or a credit can be applied against the purchase price for the removal of the upper level improvements at the purchaser's discretion.



WAREHOUSE LOADING DOORS



WAREHOUSE (VIEW FROM DRINKWATER)



WAREHOUSE (VIEW FROM HWY 18)



ANCILLARY WAREHOUSE

# 3695

DRINKWATER RD  
DUNCAN, BC

 SUBJECT PROPERTY

DUNCAN

PRICE: \$5,950,000



**DRIVE TIMES**  
DOWNTOWN DUNCAN  
5 MINUTES  
NEW COWICHAN HOSPITAL  
2 MINUTES  
NANAIMO  
35 MINUTES  
VICTORIA  
50 MINUTES

VICTORIA

**3695 DRINKWATER ROAD**  
DUNCAN, BC

## INDUSTRIAL OWNER-OCCUPIER OPPORTUNITY ON 4.17 ACRES FRONTING HWY 18

### EXCLUSIVE ADVISORS:

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