

# FOR LEASE

3043  
BARONS ROAD



## Freestanding Commercial Building

3043 Barons Road, Nanaimo BC

### Listing Agents

**Jeff Lougheed**

Vice President  
jeff.lougheed@cbre.com  
250 386 0001

**Patrick Gunville**

Senior Associate  
patrick.gunville@cbre.com  
250 895 1177

**CBRE**

# 3043 BARONS ROAD

## Opportunity

CBRE Limited is pleased to offer the opportunity to lease 3043 Barons Road. This property features a 1,254 sq. ft. showroom and a 4,465 sq. ft. warehouse. The warehouse includes a workshop and storage space, along with an additional 385 sq. ft. mezzanine area above. The showroom is designed with an open plan retail showroom, manager's office, and a washroom. In addition to the ground floor retail and warehouse, the property includes 1,314 sq. ft. of second-floor office space, configured with two offices, a boardroom, a staff area, and a washroom, along with an additional 384 sq. ft. of mezzanine storage.

With its flexible COR3: Community Corridor zoning, it is well-situated for a variety of business ventures.

## Details

<b>ADDRESS</b>	3043 Barons Road, Nanaimo BC
<b>BUILDING SIZE*</b>	
SHOWROOM	1,254 SF
WAREHOUSE	4,465 SF
<b>TOTAL SIZE*</b>	5,719 SF
<b>ADDITIONAL SPACE*</b>	
MEZZANINE	384 SF
SECOND FLOOR	1,314 SF
<b>AVAILABLE</b>	Immediately
<b>ADDITIONAL RENT</b>	\$6.30 PSF
<b>ZONING</b>	COR3: Community Corridor

\*Net rent is charged on the ground floor only.

## Property Features



Two automatic 12' x 14' grade doors



Retail showroom space



Ample warehouse & storage space plus mezzanine area



3 on-site parking stalls



400 amp power



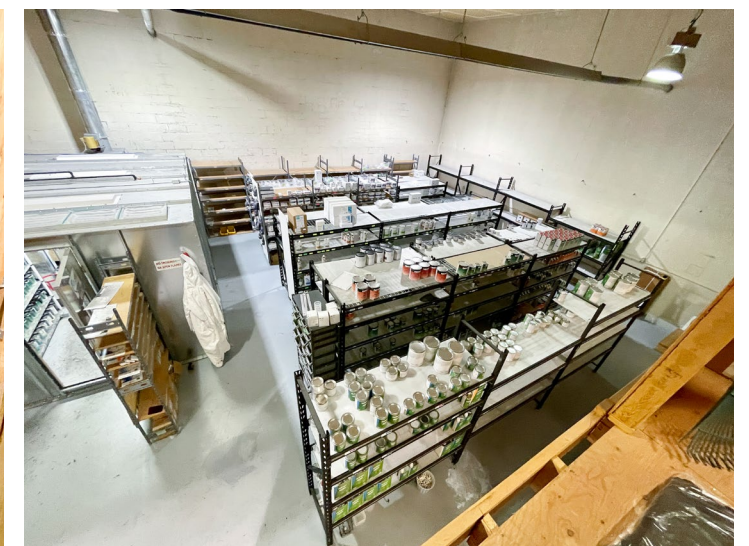
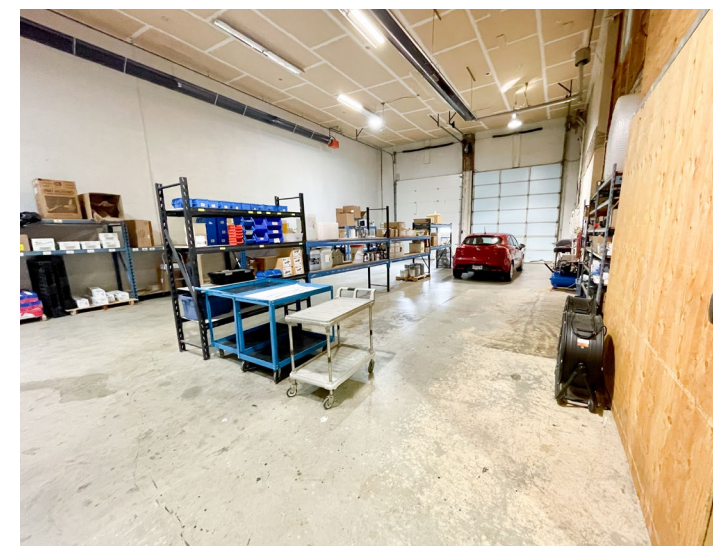
2 washrooms

## Permitted Uses

Including but not limited to...

- Repair shop
- Custom workshop
- Laundromat
- Office
- Daycare
- Retail
- Recreational facility
- Furniture & appliance sales

**Lease Rate**  
**\$20.00 PSF**





WELLINGTON

CAMPBELL RIVER  
1 Hr 30 Min 🚗

VICTORIA  
1 Hr 50 Min 🚗

3043 BARONS ROAD



NORWELL DRIVE

BOWEN ROAD

ISLAND HWY N

DEPARTURE BAY FERRY  
10 Min 🚗

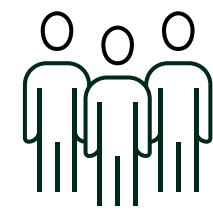
DUKE POINT FERRY  
25 Min 🚗

NANAIMO AIRPORT  
25 Min 🚗

# NANAIMO

3043 Barons Road, nestled in North Nanaimo between Wellington and Departure Bay, provides both convenience and community connectivity. The central location of the property allows for easy access to Bowen Road, Highway 19, and Highway 19A.

Notable nearby spots include Country Club Shopping Centre, Save-On-Foods, Shoppers Drug Mart, Starbucks, and Original Joe's. Commuting is a breeze, just a ten-minute drive to the Departure Bay Ferry Terminal, fourteen minutes to Downtown Nanaimo, and twenty-five minutes to the Nanaimo Airport.



POPULATION: 170,000+

## NEARBY AMENITIES

- Circle K
- Starbucks
- Edo Japan
- Original Joe's
- Dairy Queen
- Roll & Chicken
- Save-On-Foods
- Domino's Pizza
- Country Club Centre
- Shoppers Drug Mart
- Hong Kong House Restaurant



# FOR LEASE

# 3043

# BARONS ROAD



## LISTING AGENTS

**Jeff Lougheed**

Vice President  
jeff.lougheed@cbre.com  
250 386 0001

**Patrick Gunville**

Senior Associate  
patrick.gunville@cbre.com  
250 895 1177

CBRE Limited | 110-800 Yates Street, Victoria BC | V8W 1L8

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth