

**2,250 SF
FOR LEASE | INDUSTRIAL**



**UNIT B
1985 BOXWOOD ROAD**

PRIME BOXWOOD INDUSTRIAL WAREHOUSE SPACE

CBRE

Unit B - 1985 Boxwood Road
Nanaimo, BC

CENTRALLY LOCATED WAREHOUSE

CBRE Limited is pleased to offer this 2,250 SF warehouse space in the highly desirable Boxwood Industrial Area of Nanaimo. Located 5 minutes from both highways, this location is centrally located within the City of Nanaimo, with quick access to downtown only minutes away. High-Tech industrial zoning allows flexible usage to suit a wide-range of business enterprises.

Highlights

- 1 private office & 1 private washroom
- 12’x16’ overhead door
- Flexible zoning
- Central location off Bowen Road
- Quick access to both highways
- Ample parking nearby



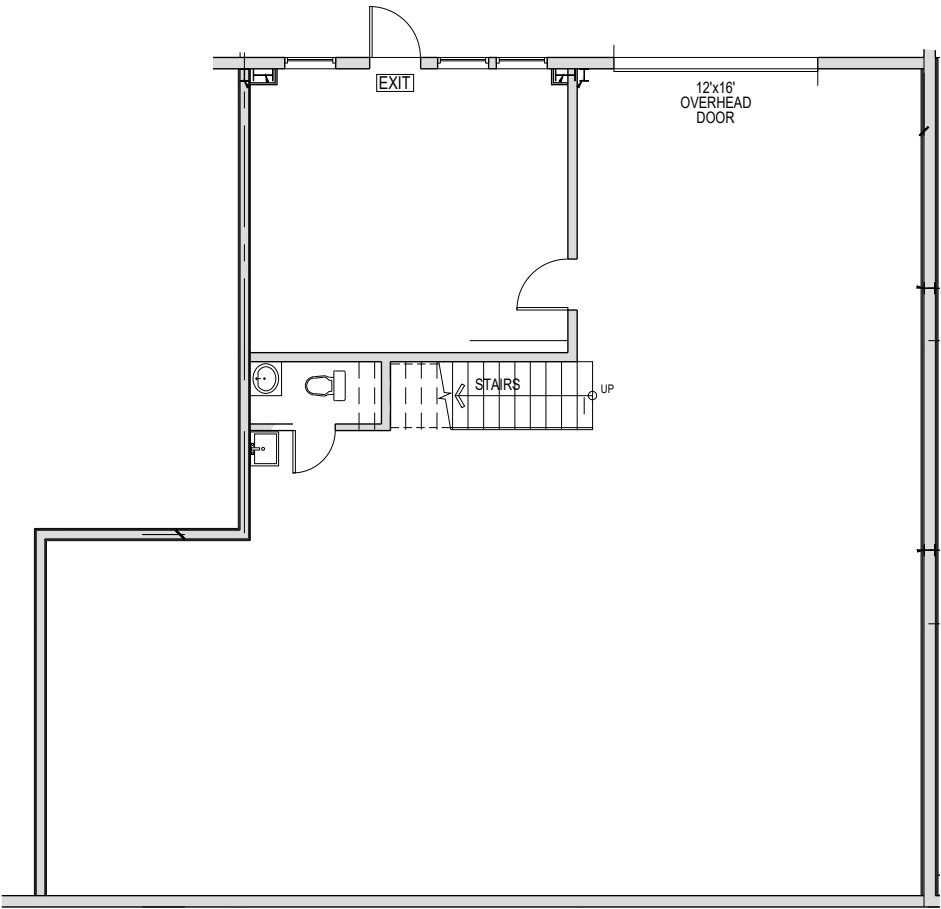
INDUSTRIAL | FOR LEASE

DETAILS

Address	Unit B - 1985 Boxwood Road, Nanaimo BC
Size	2,250 SF
Lease Rate	\$17.00 PSF
Additional Rent	\$7.73 PSF
Zoning	I-3: High Tech Industrial

Permitted Uses Include but are not limited to

- Custom workshop
- Contracting
- Fitness facility
- Food/beverage processing
- Light/service industry
- Printing/publishing
- Production bakery
- Repair shop
- Tools & equipment sales
- Warehouse



Plan not to scale.

Unit B - 1985 Boxwood Road
Nanaimo, BC

Nanaimo: the Boxwood Industrial Area

The Property is centrally located within the Boxwood Industrial Area of Nanaimo, with convenient access off of Bowen Road. The location is very accessible from both the old Island Highway, as well as the Inland Island Hwy (Nanaimo Parkway), which runs adjacent to Boxwood Road. This industrial hub is one of the most central and accessible hot spots of commercial activity within the mid-island region.



Nearby Tenants

- 1 Tim Hortons
- 2 Freshslice Pizza
- 3 Pharmasave
- 4 McDonald's
- 5 Rexall
- 6 Country Grocer
- 7 Bowen Centre
- 8 City Electric Supply
- 9 Parkway Storage



66



WALK
SCORE

42



TRANSIT
SCORE

66



BIKE
SCORE

10

Min drive to Departure Bay Ferry
Terminal

20

Min drive to Duke Point Ferry Terminal

25

Min drive to Nanaimo Airport



PRIME BOXWOOD INDUSTRIAL WAREHOUSE SPACE

CONTACT US

Patrick Gunville

Senior Associate

250 895 1177

patrick.gunville@cbre.com

Jeff Lougheed

Vice President

250 386 0001

jeff.lougheed@cbre.com

CBRE Limited | www.cbrevictoria.com | 110-800 Yates Street, Victoria BC, V8W 1L8 | 250 386 0000

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.

CBRE