

3695

DRINKWATER RD
DUNCAN, BC

CBRE

FOR LEASE

UP TO 27,282 SF
ON 4.17 ACRES FRONTING HWY 18



THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to lease up to 27,282 SF of industrial space on 4.17 acres located in Duncan, BC. The Property, located at 3695 Drinkwater Road, offers a main warehouse building with 23,640 SF floorplate as well as an additional 3,642 SF ancillary warehouse building. 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. 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 on Vancouver Island.

PROPERTY DETAILS

Municipal Address:	3695 Drinkwater Rd Duncan. BC
Lot Size:	4.17 Acres (BC Assessment)
Building Areas:	23,640 SF Warehouse Floorplate 3,642 SF Ancillary Warehouse <hr/> 27,282 SF Total Building Area
Yard:	Concrete/Gravel (Fenced w/ Auto Gate)
Hydro:	1,600 Amp 3-Phase Power
Ceiling Height:	18-20 Foot Ceiling Heights
Services	Municipal Hydro & Water, Septic Field
Loading:	4 Grade Level Doors
Zoning:	I1 Light Industrial Zone
Lease Rate:	Contact Agents
Additional Rent:	\$4.98 PSF
Availability:	September 1st, 2025



HIGHLIGHTS

- 4.17 acres of land
- Secured yard with automatic gate (leveled & concrete/gravel surfaced)
- 23,640 SF main warehouse (built in 2009)
- 4 grade loading doors with potential for up to 15
- 3,642 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
- Metal roofing
- Minutes from HWY 1, Downtown Duncan & new North Cowichan Hospital
- Centrally located between Victoria (60km) and Nanaimo (35km)

ZONING

Zoning:

Permitted

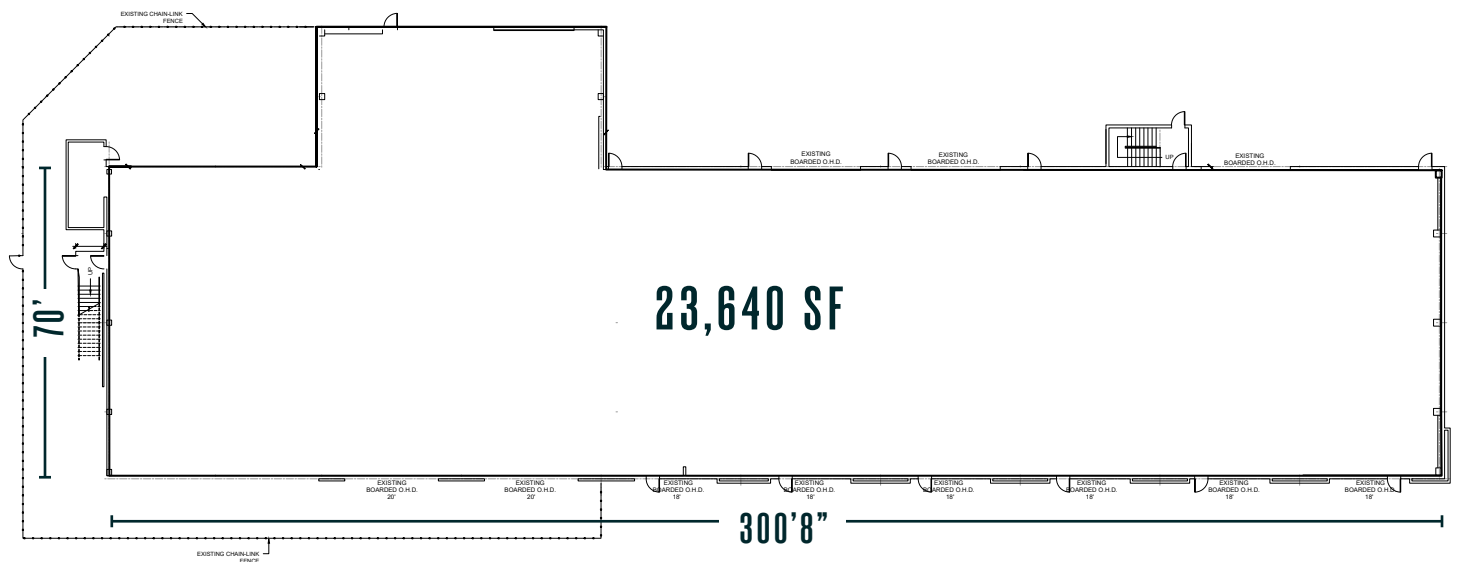
Uses:

(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

FLOOR PLAN



MAIN WAREHOUSE - 23,640 SF



WAREHOUSE INTERIOR



ANCILLARY WAREHOUSE - 3,642 SF

3695

DRINKWATER RD
DUNCAN, BC



SUBJECT PROPERTY

DUNCAN



DRIVE TIMES

DOWNTOWN DUNCAN

5 MINUTES

NEW COWICHAN HOSPITAL

2 MINUTES

NANAIMO

35 MINUTES

VICTORIA

50 MINUTES



VICTORIA



DUNCAN

3695 DRINKWATER ROAD

DUNCAN, BC

UP TO 27,282 SF ON 4.17 ACRES FRONTING HWY 18

EXCLUSIVE ADVISORS:

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