

1500

Springhill Road

Parksville, BC

PARKSVILLE

NANAIMO



SPRINGHILL RD

35,000 SF INDUSTRIAL FACILITY ON 5+ ACRES
With Exceptional Connectivity to all of Vancouver Island

The Offering

An Expansive, State-of-the-Art Industrial Facility

CBRE Limited is pleased to offer for sale 1500 Springhill Road (the "Property") – an exceptional and versatile, 2018-Built, 35,000 SF industrial facility on 5+ acres in the well-connected oceanside community of Parksville, BC.

Currently utilized as a cabinet manufacturing facility, the steel-frame warehouse comes well-equipped with modern infrastructure and capabilities. There is also front office/showroom space, 2nd floor office space, and a lunchroom/staff area.

At the rear of the Property there is approximately 2 acres of additional land which can be utilized at the buyer's discretion.

Situated just blocks from both Highway 19 and 4, and minutes from Downtown Parksville, the location offers the opportunity to conveniently service the entire mid-island. The Nanaimo Port, which connects shipment to and from the mainland is a 30 minute drive.



Highlights

- + Fully equipped 35,000 SF steel-framed facility
- + Recently custom-built in 2018
- + 5+ acres of I-1 industrially zoned land
- + 30,000 SF of open warehouse area
- + 3,904 SF front of house showroom/offices
- + Staff area/lunchroom and 8 washrooms
- + 1,600-amp 3-phase electrical system
- + 4 overhead grade loading doors (Three 14' | One 10')
- + 6" concrete slab in warehouse
- + Custom steel fencing & electric gated driveway
- + Paved front and side yard for parking (30+ stalls)
- + Over 2 acres of additional undeveloped land
- + Blocks from HWY 19 & 4, minutes from Parksville
- + Ideal location to service all of the mid-island

Zoning: I1 Highway Industrial

Permitted Uses

Including, but not limited to:

- Equipment Rental
- Log Home Building
- Product Assembly
- Marshaling Yard
- Outdoor Sales
- Service and Repair
- Transportation Terminal
- Lumber Manufacturing
- Warehousing/Wholesaling
- Mini-Storage
- Cannabis Production

Property Details: 1500 Springhill Road

Legal Description:	LOT D, PLAN EPP9445, DISTRICT LOT 103, NANOOSE LAND DISTRICT
PID:	028-438-604
Land Size:	5.066 Acres 220,660 SF
Building Areas:	
Warehouse	30,000 SF
Service Rooms	780 SF
2nd Floor Office	368 SF
Front of House	3,904 SF
GFA:	35,052 SF
Zoning:	I1 (Industrial 1 Zone)
Year Built:	2018
Electrical:	1,600-amp 3-phase system
Grade Loading:	• 3 x 14' Overhead Doors • 1 x 10' Overhead Door
Ceiling Heights:	22' to Warehouse Peak
Floor:	• 6" Concrete Slab on Grade • Vinyl Plank in Showroom/Office
Heating:	• Multiple Heat Pumps in Office • Overhead Gas in Warehouse
Roof:	Metal
Yard:	• Paved Front & Side Yard • Additional Raw Land at Rear
Security:	Custom Steel Fence & Electric Gated Driveway
Property Taxes:	\$98,523 (2025)

Price: \$7,900,000
\$225 PSF of Building Area

SUBJECT PROPERTY

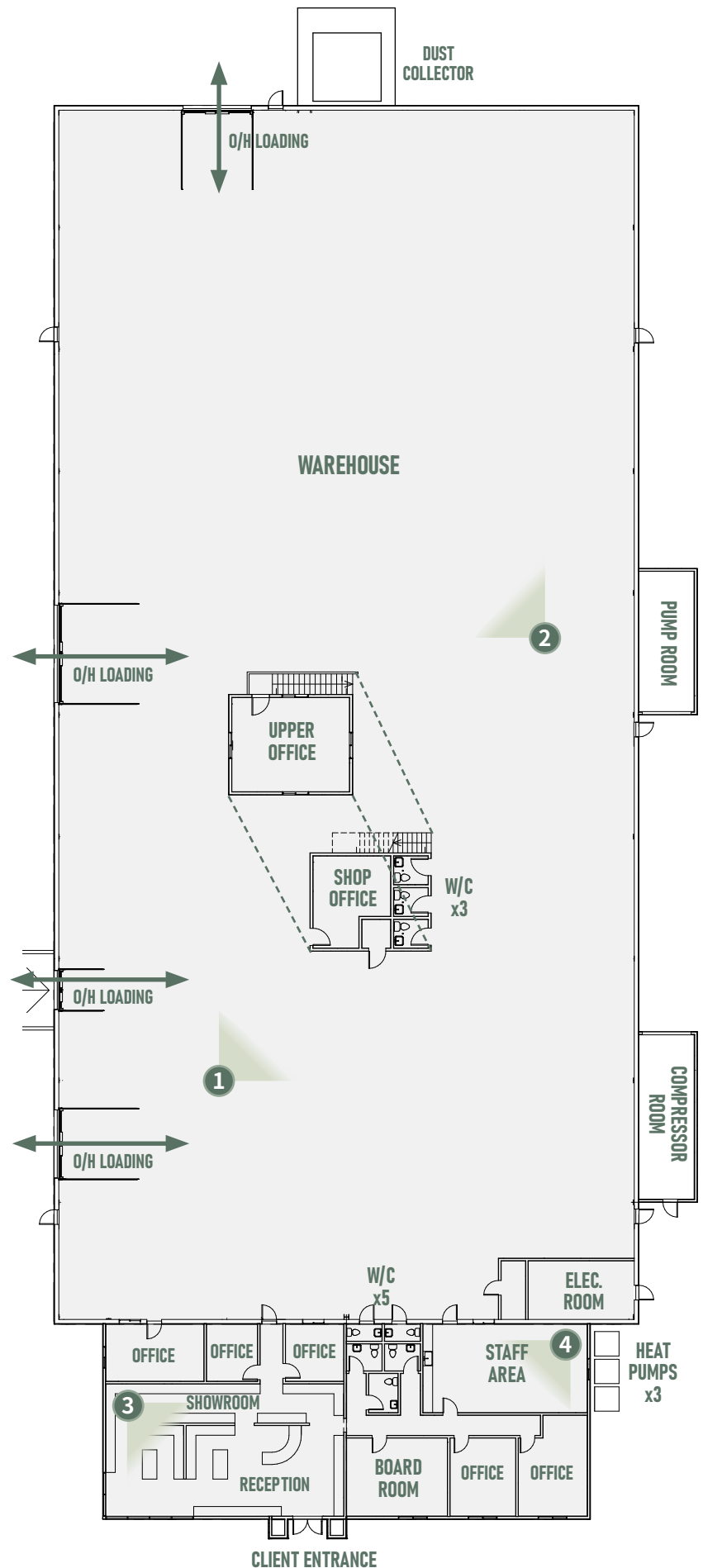
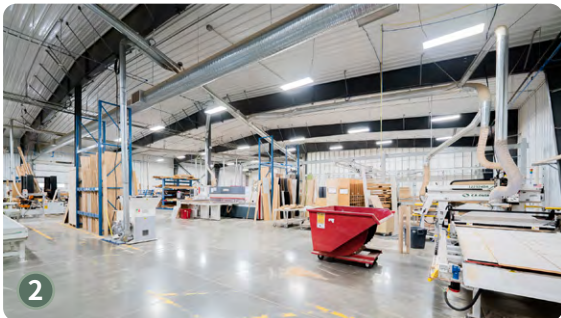
The Building

Custom Built in 2018 to Exceptionally High Standards



Expansive, Flexible and Versatile

<i>Area</i>	<i>Size</i>
Warehouse	30,000 SF
Front of House:	3,904 SF
Service Rooms:	780 SF
2nd Floor Office:	368 SF
Total	35,052 SF

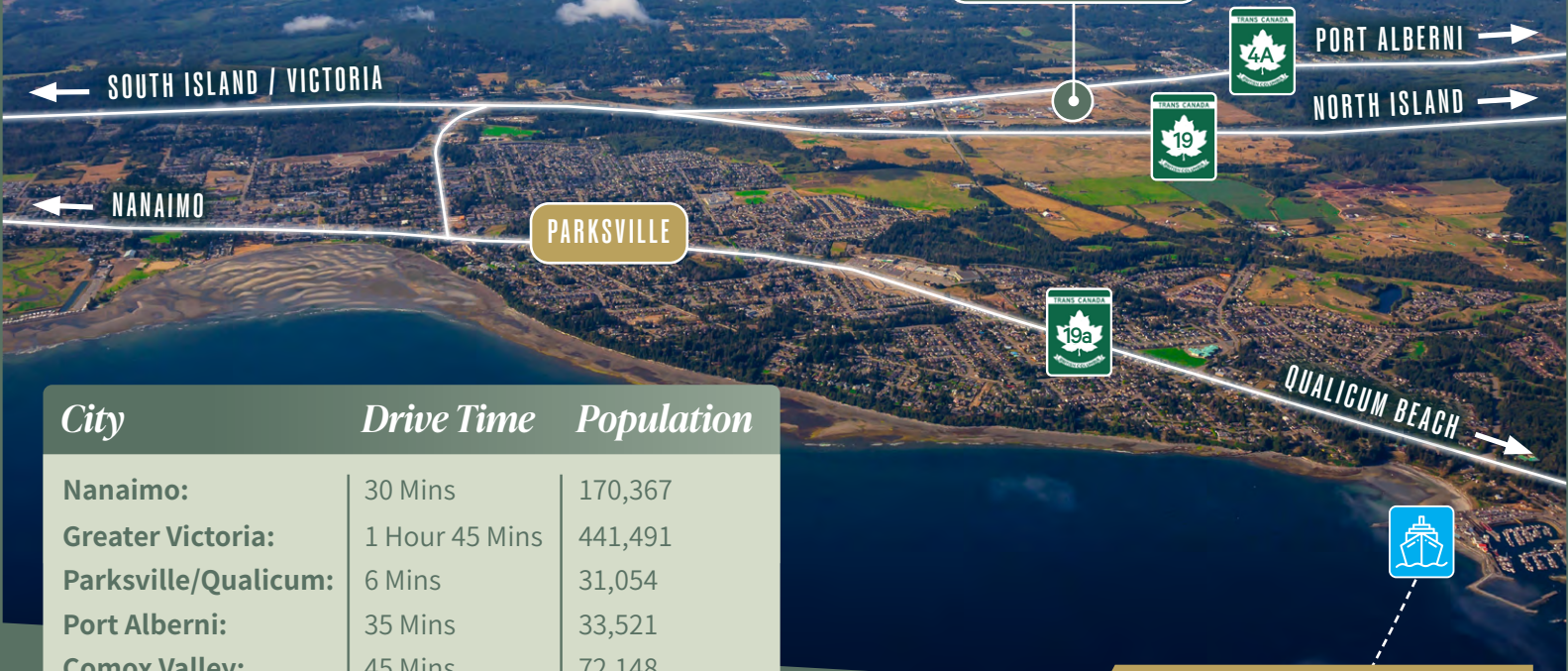


1500 Springhill Road

Parksville, BC



SUBJECT PROPERTY



City	Drive Time	Population
Nanaimo:	30 Mins	170,367
Greater Victoria:	1 Hour 45 Mins	441,491
Parksville/Qualicum:	6 Mins	31,054
Port Alberni:	35 Mins	33,521
Comox Valley:	45 Mins	72,148
Ferry Terminal to Vancouver:	26 Mins	2,642,825

Price: \$7,900,000
\$225 PSF of Building Area

[CLICK FOR CONFIDENTIALITY AGREEMENT](#)

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SPECIALIZING IN INVESTMENT & DEVELOPMENT PROPERTY

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