



MAFFEO
SUTTON
PARK

11 Cliff Street

Contact Us

Brad Bailey
Associate Vice President
778 690 2090
brad.bailey@colliers.com

FOR LEASE | UNIT E - 11 CLIFF STREET, NANAIMO | BC

Downtown Nanaimo Commercial Warehouse Unit

Colliers International is pleased to present a ground floor service commercial unit for lease, in a prime location on the Terminal Avenue traffic corridor in downtown Nanaimo. With limited availability of warehouse product, and the exceptional location and access/egress, this offering represents an excellent opportunity for tenants looking to capitalize on these attributes.

Colliers International
335 Wesley Street | Suite 105
Nanaimo, BC | V9R 2T5
+1 250 740 1060
www.collierscanada.com



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Location

The subject property fronts the east side of Terminal Avenue providing easy access onto Terminal Avenue/Island Highway. The immediate area is comprised of a large enclave of service commercial, and office/retail operations. Tenants in the complex include Apple Auto Glass; Discount Battery Warehouse; Cliffside Brewing Company; Hazpro Environmental; Top Lite Care Service; and Kwik As Air Courier. Located in downtown Nanaimo, the subject property is in excellent proximity to BC Ferries and all major ground transportation routes.

Available Space

Unit E: ± 3,011 SF of “warehouse” bay space with two overhead bay doors, small storage/office areas in the rear, ceiling heights in excess of 20 feet, and additional mezzanine storage space at the rear of the unit comprising a further 954 Square feet. The unit is located inline in one of 5 buildings on site.

Zoning

DT4 - Permitted uses include, but are not limited to: artist studio; assembly hall; auto parts sales; auto repair; auto sales and rentals; commercial school; entertainment use; micro-brewery; office; pawn shop; personal service use; printing and publishing facility; production studio; recreational facility; refund container recycling depot; repair shop; retail; sign shop; transportation terminal; wholesale.

Base Rent

Ground Floor: \$13.00 PSF net

Mezzanine: \$5.00 PSF gross

Additional Rent

Estimated: \$3.75 PSF

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