



Unit 204

Unit 204 - 650C Allandale Road | Colwood, BC

For Sale or Lease | Highly coveted  
8,924 SF owner occupier or  
industrial investment opportunity

**Ty Whittaker**

*Personal Real Estate Corporation*  
Executive Vice President  
+1 250 414 8395  
ty.whittaker@colliers.com

**Jaideep Pannu**

*Personal Real Estate Corporation*  
Associate Vice President  
+1 250 414 8445  
jaideep.pannu@colliers.com

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## New Construction

## Now Leasing

Colliers is pleased to present the opportunity to purchase a brand-new state-of-the-art 8,924 SF industrial strata unit in Wildcat Industrial at 650 Allandale Road with flexible Mixed Use Employment Centre zoning. The unit offers 7,151 SF on the main floor and approximately 1,773 SF of second level shell mezzanine. The property is strategically located with direct access to Veterans Memorial Parkway with proximity to Trans-Canada Highway 1 to North and South bound to Nanaimo and Victoria.

*\*All measurements are approximate and should be verified*



## Property Features

- One (1) grade level loading door (9' X 12')
- One (1) dock level loading door (8' X 10') with (6' x 8') mechanically operated dock levelers
- Nine (9) allocated parking spaces
- 28' clear ceiling height in the warehouse
- 11' clear ceiling height in warehouse below mezzanine
- 13' clear ceiling height in mezzanine
- Mezzanine constructed with steel framing
- One (1) washroom located in the warehouse. Washroom cold water and sanitary stubbed-in on mezzanine
- Concrete slab on grade foundation (floor load capacity of 500 lbs. per SF)
- Walls are insulated tilt-up concrete construction
- Brand new torch on metal roof
- Heating and Cooling: gas fired unit heaters complete with electronic thermostat controls
- Natural gas distribution lines provided to the unit
- Warehouse ceiling fan(s)
- Baseboard heating in the mezzanine
- Power: 400 AMP 3-phase 42 circuit panel with one breaker
- Signage Available

# Property Overview



Year Built:

**2024**



Asking Price:

**\$3,999,000.00**



Annual Strata Fees (est. 2023):

**\$6,905.46**



Asking Net Rent:

**\$21.00 PSF**

*Additional Rent:  
Please Contact Listing Broker*

**Zoning: Mixed Use Employment Centre 2 –  
(MUEC2) Zone**

**Permitted Uses Include but not limited to:**

Assembly

Brewery/distillery

Animal hospital

Daycare

Indoor sports and recreation facilities

Light industrial

Liquor retail store

Mini-storage warehouse

Manufacturing

Office

Personal service

Printing publishing

Public building

Retail

Warehouse, storage, and distribution

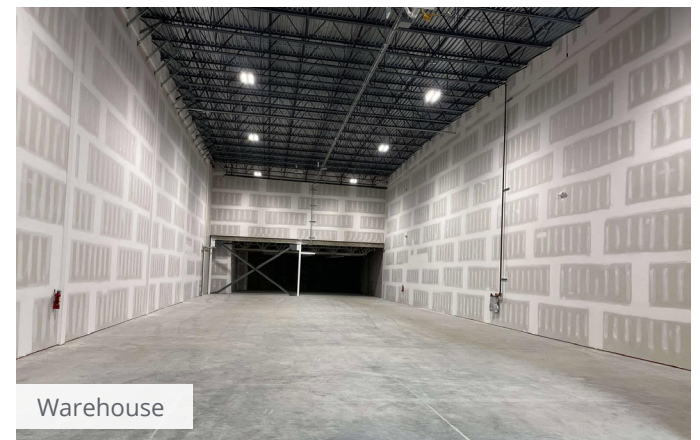
Wholesale



Warehouse

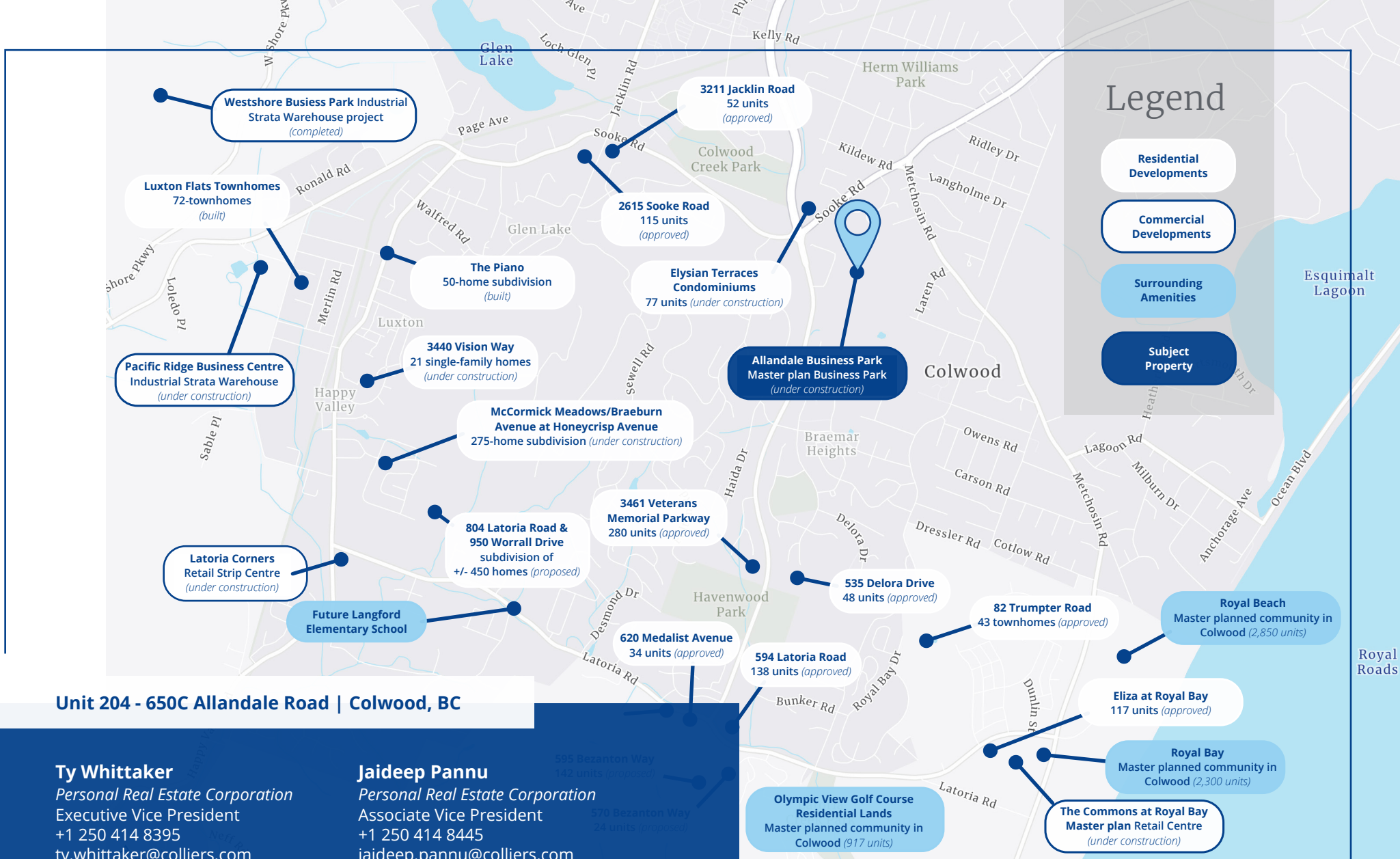


Unit 204



Warehouse





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