



Unit 204

Unit 204C - 650 Allandale Road | Colwood, BC

# For Sale | Highly Coveted Industrial Investment Opportunity with Grade and Dock Loading at Wildcat Industrial

*Last remaining dock & grade level unit available at Wildcat Industrial!*

**Listing price:**  
**\$3,075,000**

**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



## New Construction

## Now Available

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.

The unit is leased to Harbour Doors Services on a triple net lease with a net operating income of \$160,632 per annum with escalations over a five (5) year term.

*\*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:  
**\$3,075,000**



Annual Strata Fees (est. 2025):  
**\$12,404.36**

*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

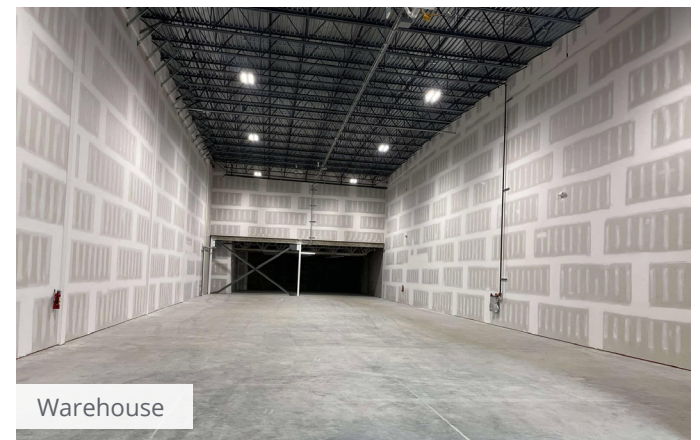
Wholesale



Warehouse



Unit 204C



Warehouse



**Unit 204C - 650 Allandale Road | Colwood, BC**

**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



collierscanada.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage