



For Lease

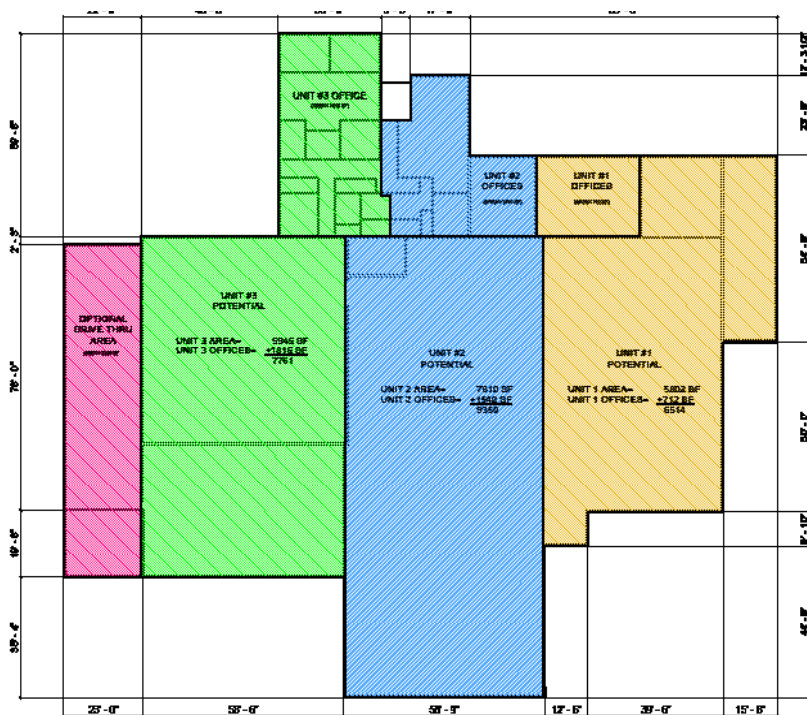
Warehouse Building or Demised Units

743 - 28th Street, Courtenay, BC

Colliers International is pleased to offer for lease a well-located industrial building or demised units for lease, in a prime location on 28th Street in south Courtenay, B.C., and in immediate proximity to the 29th Street connector (Comox Valley Parkway). With limited availability of warehouse and distribution product with dock loading, and the site's exceptional location and access/egress, this offering represents an excellent opportunity for tenants looking to capitalize on these attributes.

BRAD BAILEY
ASSOCIATE VICE PRESIDENT
778 690 2088
brad.bailey@colliers.com





Location

The subject properties lie mid-block between Kilpatrick and Moray Avenue providing easy access, within one block, to the Comox Valley Parkway connector to Highway 19 - the mid Island's major highway and north/south transportation route. The immediate area is comprised of a large enclave of commercial, distribution, and industrial operations. Driftwood Mall, a major retail centre is located half a block to the east. Located just minutes from downtown Courtenay, the subject property is in excellent proximity to all major ground transportation routes and markets.

Access

Excellent access is available from both 28th and 27th Streets. Access from 28th Street provides for access to the office components of the building and parking stalls, and a drive aisle to the rear of building fronting 27th Street. Access from 27th Street is via two separate security gates providing access to the loading dock facilities and extensive yard areas.

Improvements

All municipal utilities are available including water, sewer, hydro and natural gas.

The freestanding building is predominantly constructed of concrete block with steel support beams and columns, with steel and wood stud demising walls. Concrete block walls separate the primary sections of the building including office areas; boiler room, maintenance areas, dry storage, and production areas. There is significant cold storage area available with insulated panel walls for use with this requirement.

Heating

Full HVAC with internal forced air ducting to front office section and production floor. Gas-fired space heaters in dry storage areas. Cold storage refrigeration system with gas-fired compressor.

Electrical

3-Phase, 2,000 amp, 480 volt main service plus multiple sub-panels. Standard interior light fixtures including mix of suspended fluorescent tube and high bay lamps in production room, dry storage, and cold storage sections.

Yard

Asphalt-paved front and rear yard, including perimeter chain link fencing and gates. The rear yard comprises extensive loading/marshalling areas; drive aisles, and parking/storage areas.

Units Available

The building can be demised from approximately 2,198 SF and greater up to its entirety comprising approximately 25,000 SF.

Entire Building

Comprised of approximately 25,000 square feet, the building can be leased in its entirety. The improvements include extensive production, storage and warehouse areas complete with approximately 4,068 SF of office space. The rear of the building features extensive dock loading via dedicated doors with levelers and covered platform docks, and in excess of 1 acre of yard space.

UNITS AVAILABLE	
1	±6,514 SF located on the west side of building. Features 2 dock loading bays and small bay grade door. Includes 712 SF office space and 5,802 SF of industrial space.
2	±9,350 SF prominently located mid-building. Features 4 dock loading bays with levelers. Includes 1,540 SF office space and 7,810 SF of high ceiling industrial space.
3	±7,761 SF located on the east side of the building. Features covered truck port at dock height, and one dock bay with leveler. Includes 1,816 SF office space and 5,945 SF of high ceiling industrial space.
DRIVE THRU	±2,198 SF bay with drive through ability from front of building to rear. May be suitable for vehicle storage or other small bay use. Can be leased in conjunction with other units.

Zoning

Industrial Two Zone (I-2). Permitted uses include but are not limited to: accessory office to industrial use; automobile service and repairs; auction centre; building supply store; commercial laundry; contractor’s office and equipment storage yards; heavy equipment rentals and sales; manufacturing; small item sales, service, rental and repair; school; truck and rail loading terminal; utility facility; and others.

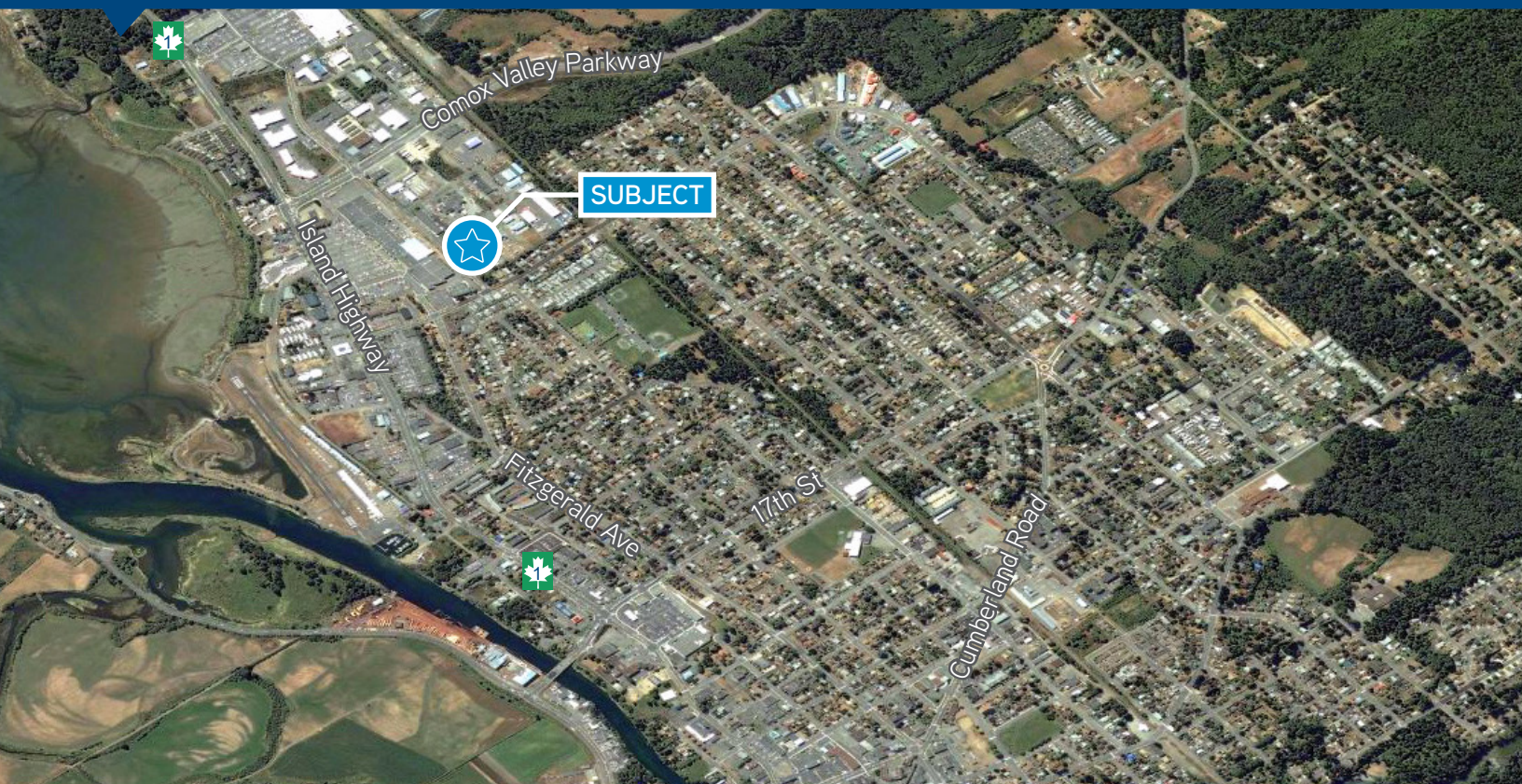
Base Rent

From \$12.00 per SF net

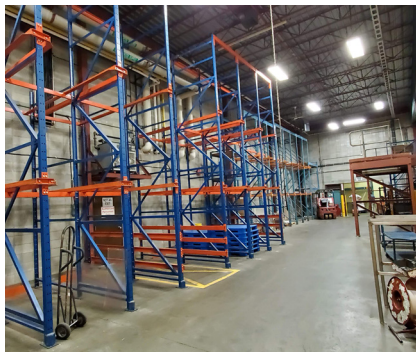
Additional Rent

Estimated at \$4.24 PSF plus management fee of 5% of base rent





743 - 28th Street, Courtenay, BC



Contact Us

BRAD BAILEY

Associate Vice President

778 690 2088

brad.bailey@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International 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 International 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 International and /or its licensor(s). © 2019. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.



COLLIERS INTERNATIONAL
335 Wesley Street, Suite 105
Nanaimo, BC V9R 2T5
250 740 1060
www.collierscanada.com