



766 Maughan Road

Nanaimo, British Columbia

This property offers immediate utility for logistics, truck-trailer operations, fleet manoeuvring, heavy equipment storage, or other industrial uses.

The value of the property is anchored by its substantial size for an in-city location, Heavy Industrial zoning, 100% paved surface, and heavy-duty electrical infrastructure.

Industrial land, particularly heavy industrial-zoned land, is becoming increasingly scarce on Vancouver Island and across the Lower Mainland.

Offered for sale at \$7,696,000.00

For more information:

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For Sale Industrial (heavy) Property

The Property

766 Maughan Road is an Industrial (I4) property located in Nanaimo's Duke Point Industrial hub. The property serves as a key logistics point, located less than three kilometres from the Duke Point Ferry Terminal and nearly adjacent to the Port of Nanaimo.

The site is level and square in shape: depth of 156 metres. (512 feet) and width of 133 metres. (436 feet). Total area is 20,898 square metres, or 224,944 square feet, (5.164 acres).

The site is completely paved (asphalt and concrete), has installed municipal services including fire hydrants, drainage, and 3-phase 1200-amp 480-volt electrical service. These improvements off-set the substantial capital expense required to service and surface a raw industrial land of this size.

The building is design to support industrial and transportation use. Steel construction with use of trailers.

The Opportunity

Paved industrial land is at an absolute premium. This property offers an immediate solution for occupiers or tenants needing rare heavy-industrial yard space and structures.

Proforma income of \$360,450. annually allows investors to comfortably hold the asset while navigating long-term development of the property.

The zoned allows for expansion of structures. Capitalize on 50% lot-coverage allowance to develop a facility of over 100,000 square feet, maximizing the site's ultimate footprint and value.



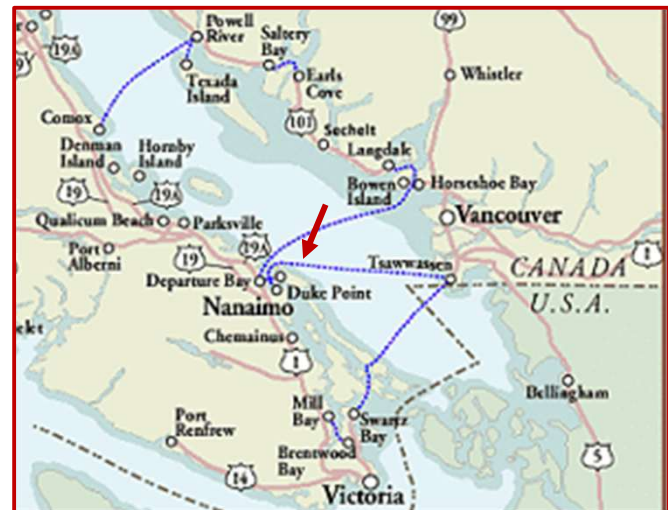
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Location and Access

Located in Duke Point Industrial Park, created as central Vancouver Island's location for intensive industrial operations and is a hub for multi-modal transport. The park's location is adjacent to BC Ferries truck terminal at Duke Point and the Port of Nanaimo operations, including barge transport from B.C.'s Lower Mainland. Port of Nanaimo operations at Duke Point Vancouver Island and the only deep-water port for shipping on Vancouver Island and the south coast of British Columbia.

Truck traffic has quick access to/from the Trans Canada Highway is via Duke Point Highway, which provides full access to all major centres on Vancouver Island.

The Industrial Park is located just 17 minutes from the downtown core of Nanaimo, with passenger ferry and float plane service to downtown Vancouver. And is just sixteen minutes drive from Nanaimo Airport.



Website and video descriptions of 766 Maughan Road: <https://766maughanrd.com>

Legal Description

766 Maughan Road, Nanaimo, BC
Lot A, Section 9, Nanaimo District, Plan VIP66531
PID 024-015-270

Zoning and Official Community Plan

Zoning is Industrial (I4); , the site benefits from the most intensive industrial designation in Nanaimo, permitting a wide range of uses from manufacturing to transport terminals.

The Duke Point area was established an industrial park to support medium and heavy industry, and most intensive industrial operations.

For Sale at: \$7,696,000.00
Seven Million, Six Hundred and Ninety-Six Thousand Dollars

Location Advantages

Nanaimo, Central Vancouver island, British Columbia

The City is a classic west coast community, offering natural beauty at every turn. It has one of the longest shorelines of any city in Canada, and unlimited recreation options with a forested mountain backdrop reachable within a few minutes of leaving the city centre.

- Nanaimo is located on the eastern side of Vancouver Island, 23km (14 miles) west of Vancouver and 113km (70 miles) north of Victoria, the capital of British Columbia.
- Nanaimo is the second largest urban centre on Vancouver Island, and the fifth largest urban centre in British Columbia with a City population of 105,000, and strong growth projections
- Nestled between the mountains and the ocean, Nanaimo is a 20-minute flight from downtown Vancouver or a 1.5-hour ferry ride with 16 scheduled sailings daily.
- Air Canada offers direct flights to Vancouver, Calgary and Toronto from the Nanaimo Airport, an all-weather facility. Nanaimo also boasts a Cruise Ship terminal.



Over 35 years of experience working for you

NAI Commercial

NAI Commercial Victoria Inc. is a full service commercial real estate brokerage providing personalized service throughout Vancouver Island. Our team of dedicated professionals provides clients with market knowledge and insight for the region stretching from the Victoria Capital Region to Campbell River and west to Tofino.

We are a locally owned firm, a member of the Victoria Real Estate Board, and have global reach through our association with NAI Global, the world's largest, most powerful network of local commercial real estate firms. NAI Commercial has an extensive team who combine their expertise to help our clients achieve their objectives. We are fortunate to work with a full range of clients, including individual investors, local business owners, developers, international corporations and governments at all levels.

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Representing commercial, industrial & development real estate across mid-Vancouver Island; from the Malahat to Campbell River.