

SUB-LEASE

1- 2998 BOYS ROAD

Duncan, BC V9L 6W4



LEASE RATE

\$16 SF/yr

John Morris
(250) 710-0765

Charles Morris
(250) 710-8440



**COLDWELL BANKER
COMMERCIAL**
OCEANSIDE REAL ESTATE

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PROPERTY DESCRIPTION

Approximately 1,820 sq. ft. (leasable) of warehouse space (2,000 sq. ft. rentable) is available for sub-lease on a 3-year term. This well-located unit is ideally suited for a variety of light industrial uses permitted under I-1 (Light Industrial) zoning. The property benefits from an established community and offers convenient access to the Trans-Canada Highway. Duncan is situated in southern Vancouver Island, approximately 60 km north of Victoria and 50 km south of Nanaimo. All measurements are approximate and should be verified by the prospective tenant. The Sub-Landlord reserves the right to restrict certain uses. This represents an excellent opportunity for businesses seeking well-positioned industrial space.

PROPERTY HIGHLIGHTS

- Available for Sub-Lease
- 1,820 sqft Leasable
- 2,000 sqft Rentable
- 3 year term
- Zoned I-1 Light Industrial
- Convenient Access to Trans Canada Highway

OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Additional Rent:	\$4.50/SF
Leasable SF:	1,820 SF
Rentable SF:	2,000 SF
Zoning:	I-1 (Light Industrial)

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11.0 INDUSTRIAL ZONES

Subject to compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in this Zone:

11.1 I-1 ZONE - LIGHT INDUSTRIAL**(a) Permitted Uses**

The following *uses, uses* permitted under Section 4.4, and no others are permitted in an I-1 zone:

- (1) retail stores, including convenience stores, automotive rental, and automotive parts and accessory sales;
- (2) auction grounds;
- (3) automotive repair, sales, body repair, painting, wrecking, storage, salvage;
- (4) café, restaurant, take out service, catering;
- (5) clothing and garment manufacturing, laundry, dry cleaning, repair and storage;
- (6) contractor's workshop, yard and storage;
- (7) electric and electronic equipment manufacturing;
- (8) equipment repair, sales, storage and rental;
- (9) feed, seed and agricultural supplies, sales and storage;
- (10) food and candy products manufacturing, storage, processing, packaging, frozen food locker, cold storage plant, but excluding fish cannery and abattoir;
- (11) industrial processing, manufacturing, repair, storage and packaging;
- (12) *kennels* for the keeping, boarding, raising, training and/or breeding of cats and dogs and animal hospital;
- (13) laboratory;
- (14) lumber and storage yards, sale of wholesale and *retail* building supplies;
- (15) modular or prefabricated home structure and truss manufacturing and sale;
- (16) parking garage, recreational vehicle storage and sale;
- (17) processing and sale of gardening and landscaping supplies and materials;
- (18) publishing;
- (19) retail and wholesale sale of petroleum products and accessory storage of petroleum products not exceeding 455,000 litres;
- (20) secondary processing and manufacturing of wood products, including the making of cabinets, furniture, plywood, lath and particle board and similar products; but excluding sawmills, pulp and paper mills and log storage and sorting;
- (21) recycling, sorting and storage of substances or materials, including in-vessel composting;
- (22) warehouse, including mini-warehouse, freight handling and storage;
- (23) welding shop;
- (24) *office accessory* to a *principal use* permitted in Section 11.1(a)(1) to (25);

- (25) *retail sales accessory* to a *principal use* permitted in Section 11.1(a)(1) to (25);
- (26) single detached dwellings accessory to a permitted use under Section 11.1(a)(1) through (27), subject to the regulations established by Section 11.1(b)(5);
- (27) funeral home;
- (28) health and wellness studio.

(b) Conditions of Use

For any *parcel* in an I-1 zone:

- (1) the *parcel coverage* shall not exceed 50 percent for all *buildings* and *structures*;
- (2) the *height* for all *buildings* and *structures* shall not exceed 10.0 metres;
- (3) notwithstanding the uses permitted in Section 11.1(a) of the Industrial-1 Zone, no sewage, septage, biosolids, animal manure, animal material or animal substance shall be stored or utilised in an industrial process on a parcel in the Light Industrial Zone;
- (4) the *setbacks* for the types of *parcel* lines set out in Column I of this section are set out for all *buildings* and *structures* in Column II:

COLUMN I Type of Parcel Line	COLUMN II Buildings & Structures
Front	4.5 metres
Interior Side	0 metres where the abutting <i>parcel</i> is zoned Industrial 9.0 metres where the abutting <i>parcel</i> is zoned Residential, Agricultural, Forestry or Institutional
Exterior Side	4.5 metres
Rear	0 metres where the abutting <i>parcel</i> is zoned Industrial 9.0 metres where the abutting <i>parcel</i> is zoned Residential, Agricultural, Forestry or Institutional

- (5) The number of accessory residences permitted on any parcel in the I-1 Zone is one. One additional accessory residence is permitted per parcel for every 0.4 hectares of parcel area, but only if the parcel lies within the Eagle Heights Sewer Service Area and is connected to this system.

(c) Minimum Parcel Size

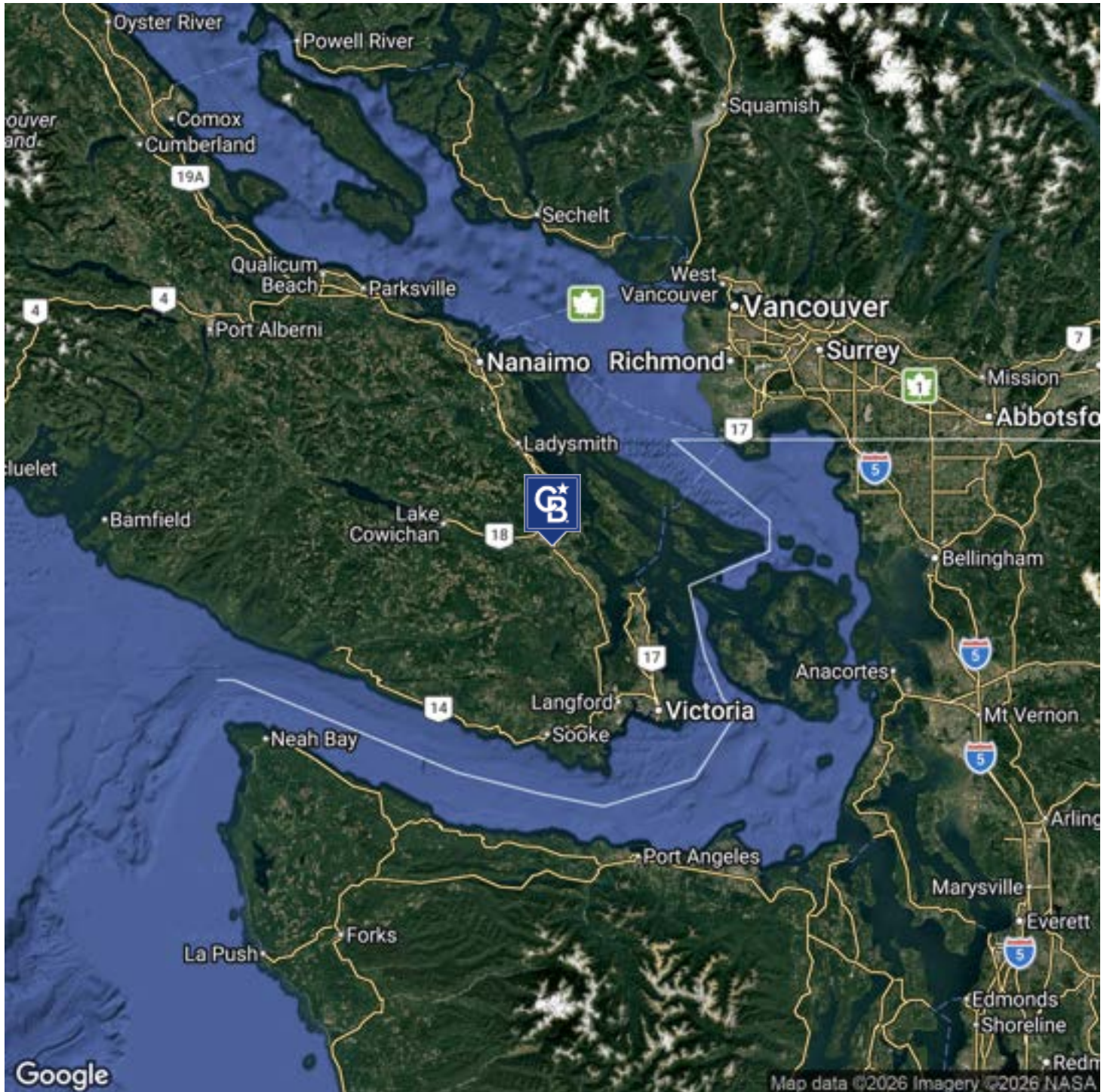
Subject to Part 12, the minimum *parcel* size shall be:

- (1) 0.1 Ha. for *parcels* served by a *community water and sewer system*;
 - (2) 0.3 Ha. for *parcels* served by a *community water system* only;
 - (3) 1.0 Ha. for *parcels* served neither by a *community water* or *sewer system*.
- (d) In addition to the permitted uses listed in Subsection (a), cannabis – standard production and processing is a permitted use on the following properties:
- a. Lot 6, Plan VIP6495, Section 8, Range 1, Land District 16, Except Plan 2948RW (PID: 005-848-661)
 - b. Lot 7, Plan VIP6495, Section 8, Range 1, Land District 16, Except Plan VIP73527 (PID: 005-848-695)
 - c. Parcel A, Lot 1, Plan VIP18716, Section 8, Range 1, Land District 16 Portion (DD 389698I), (PID: 003-790-479)
 - d. Lot 1, Plan VIP18716, Section 8, Range 1, Land District 16, EXC PCL A (DD 389698I) THEREOF (PID: 001-349-554)
- (e) Notwithstanding the permitted uses listed in Subsection (a), retail sales of cannabis is a prohibited use on the following properties:
- a. Lot 6, Plan VIP6495, Section 8, Range 1, Land District 16, Except Plan 2948RW, (PID: 005-848-661)
 - b. Lot 7, Plan VIP6495, Section 8, Range 1, Land District 16, Except Plan VIP73527, (PID: 005-848-695)
 - c. Parcel A, Lot 1, Plan VIP18716, Section 8, Range 1, Land District 16, Portion (DD 389698I), (PID: 003-790-479)
 - d. Lot 1 Plan VIP18716, Section 8, Range 1, Land District 16, EXC PCL A (DD 389698I) THEREOF (PID: 001-349-554)

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