



BEVAN

a living workplace

A NEW PLACE TO DO BUSINESS

PROUDLY DEVELOPED BY ACCIANO

FOR SALE
BUILDING &
DEVELOPMENT LOTS
3901 BEVAN ROAD
CUMBERLAND, BC



BUILD AT BEVAN LIVING WORKPLACE

SITE FEATURES

- Paved road to each site
- Leveled, build-ready sites
- Each lot zoned for a 900sq ft footprint live-in caretaker suite
- Municipal Water
- 3 Phase Power
- Telus Fibre Optic
- Wide municipal roads for big trucks
- Municipal street lighting to site
- Municipal fire hydrant on streets
- On-site septic or hook-up to area waste water treatment required
- Future municipal sewer hook-up, not included in price
- Natural gas is not part of this site. Please inquire
- Landscape directive emphasizing native & drought tolerant plants for each site
- Area wildlife corridor
- Neighbourhood green space to be built in Phase 2

*Looking for more specific site resources?
Let us know.*

ZONING – Industrial

OFFICIAL COMMUNITY PLAN – Village of Cumberland

MUNICIPAL POLICIES & BYLAWS – Buyers are responsible for meeting municipal bylaws and securing their own development and building permits with the Village of Cumberland. If you are unsure about your intended use, please contact the Village of Cumberland for guidance. See Village of Cumberland Website and Bevan Industrial Lands Concept Plan and Report for more information.

www.cumberland.ca



AREA ATTRIBUTES

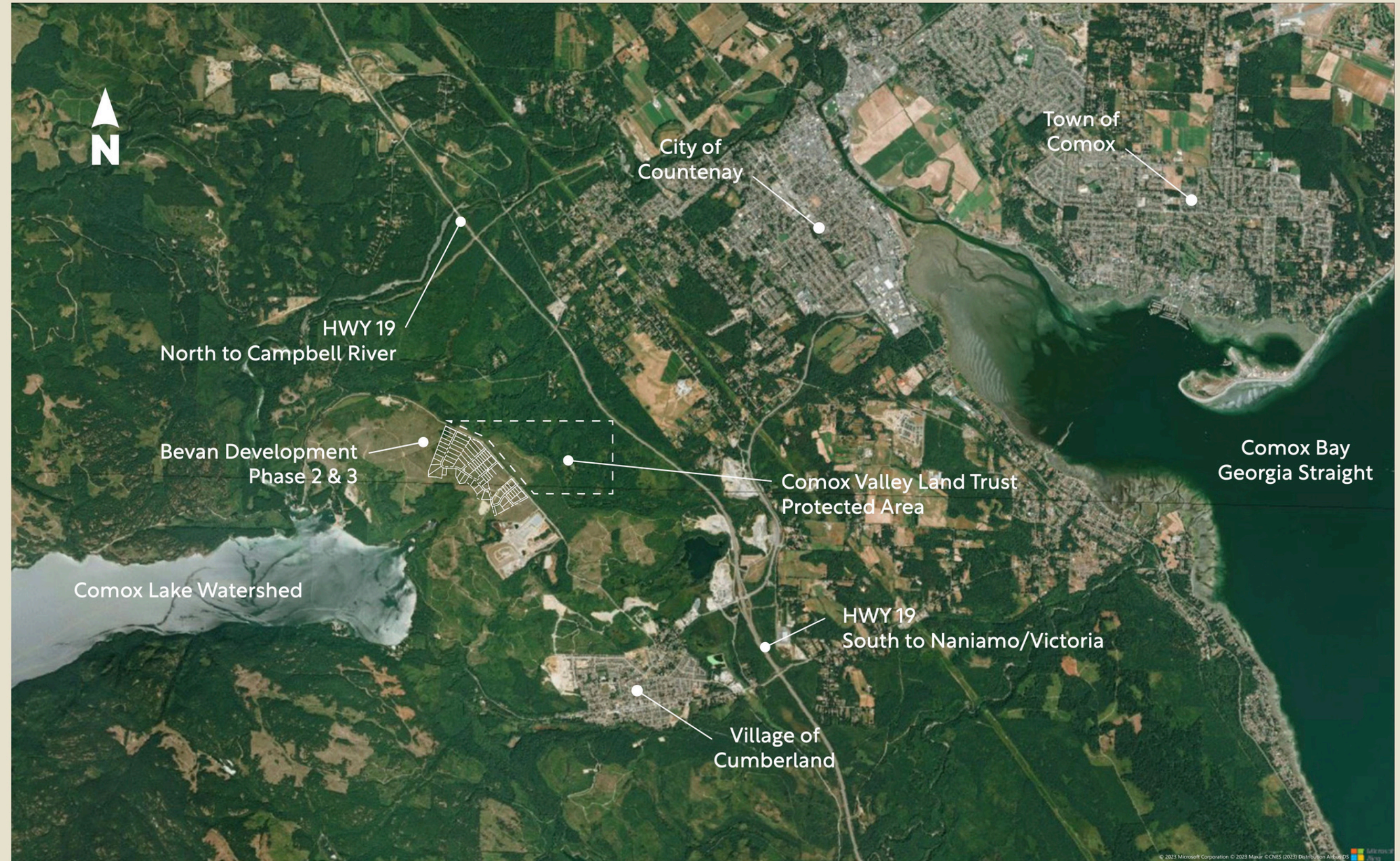
VANCOUVER ISLAND, BC

DRIVE DISTANCES

1. Village of Cumberland – 4.6km/ 6mins
2. City of Courtenay – 12km/ 12mins
3. Comox Valley Airport – 19km/ 22mins
4. Campbell River Seaspn Port – 65km/ 42Mins
5. Nanaimo – BC Ferry 123km / 121mins
6. Victoria – 218km/ 2hrs 49mins

POPULATION

1. Comox Valley – 74,727 people
2. Median Age – 51
3. Average Household Income – \$81,570
4. Living Wage – \$20.26 per hour



Cumberland Employment Lands

Cumberland Employment Lands deliver rare, shovel-ready industrial land at scale on Vancouver Island, offering investors near-term development certainty in a supply-constrained market with competitive land costs, strong regional access, and a growing labour pool anchored in the Comox Valley.

*Light Manufacturing • Construction and Trades •
Food Processing • Service Commercial • Distribution*



Shovel-Ready Industrial Land at Island Scale

Representing one of the largest remaining industrial land opportunities on Vancouver Island, the site offers approximately 70 hectares of pre-zoned employment land being delivered through a phased subdivision of serviced, build-ready lots.

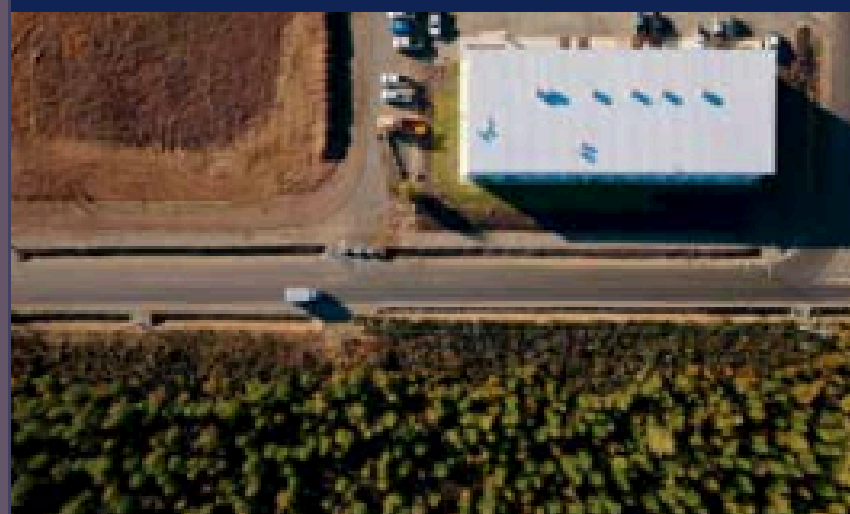
Immediate access to Highway 19 enables efficient north-south movement across Vancouver Island, while proximity to Comox Valley Airport, the Port of Nanaimo, and CFB Comox strengthens regional logistics, workforce availability, and construction servicing capacity. This positioning allows businesses to access Island-wide markets without major-metro land pricing.



Investment Opportunities

Lots are pre-zoned, flat, and serviced with municipal water, three-phase power, fibre connectivity, and road access, significantly reducing development timelines and execution risk. Land pricing and industrial tax rates are positioned well below comparable Island markets, improving project feasibility and long-term operating economics for owner-users and industrial developers alike.

Serviced Employment Land at Scale



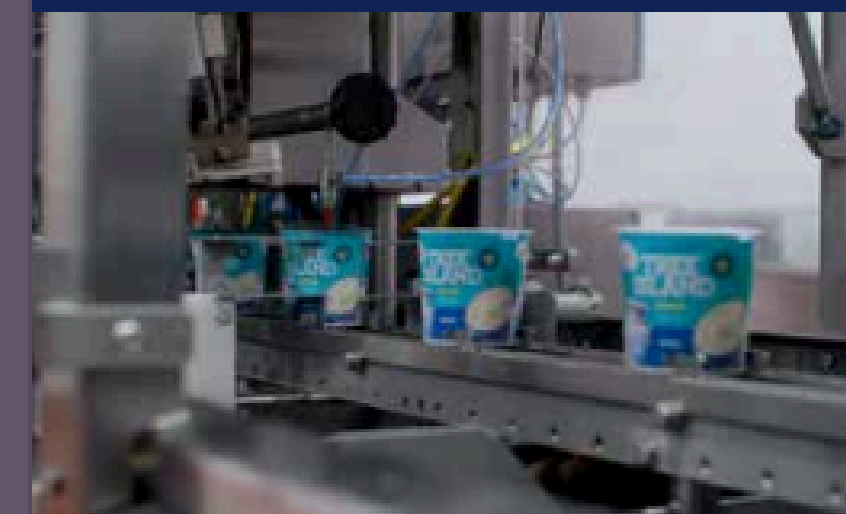
Approximately 70 hectares of pre-zoned I2 employment land, subdivided into development-ready lots with municipal servicing and near-term construction capability.

Phased Industrial Development Platform



Phase 2 is actively selling and nearing sellout, with future phases advancing to provide additional scale, timing flexibility, and long-term expansion capacity.

Cost-Competitive Industrial Ownership



Land pricing, industrial tax rates, and development cost charges positioned significantly below competing mid-Island markets, supporting improved project economics.

Investor profile

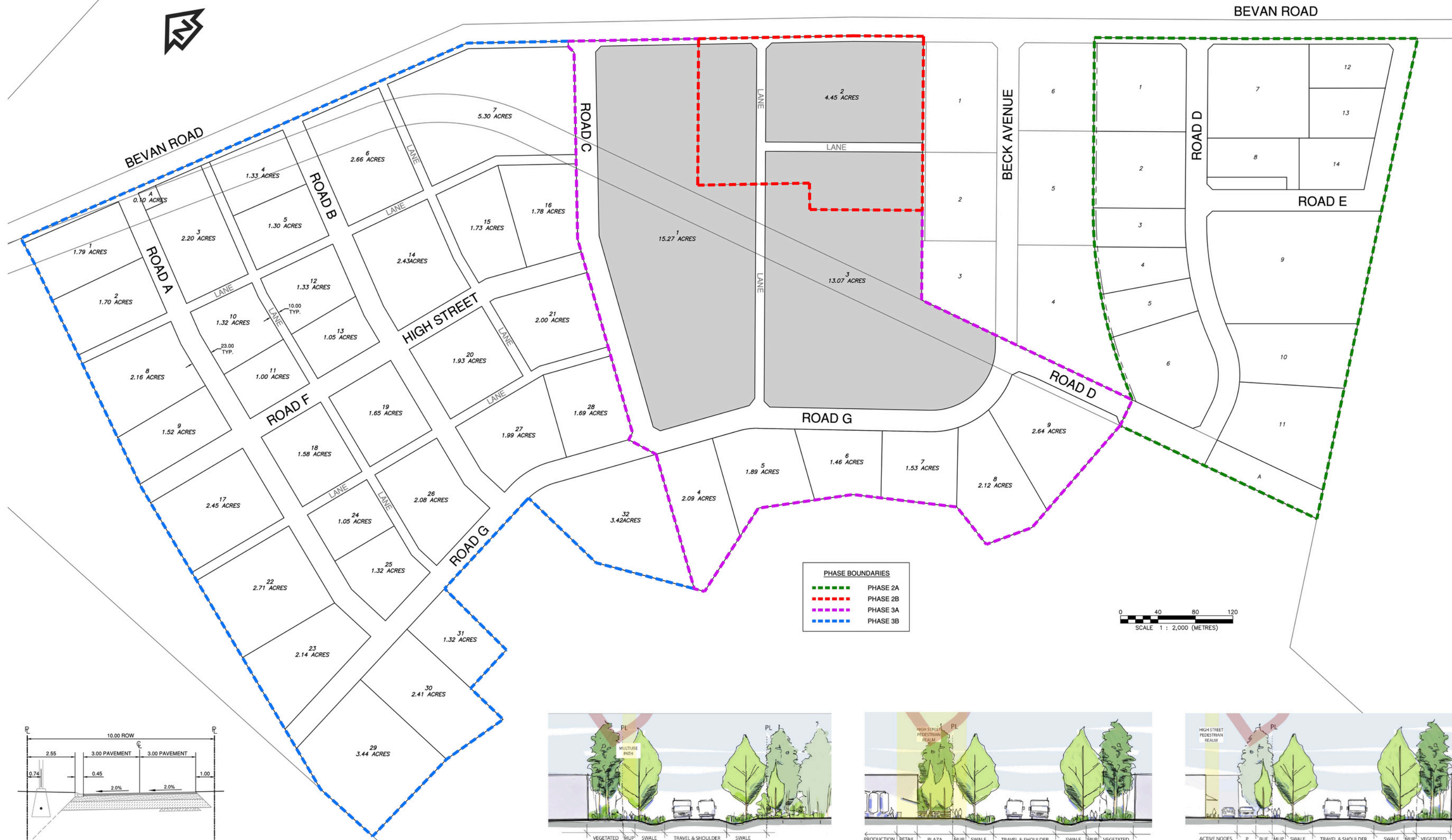
- Industrial owner-operators
- Light manufacturing and processing firms
- Construction, trades, and service-commercial businesses
- Industrial developers seeking fee-simple land ownership

Location features

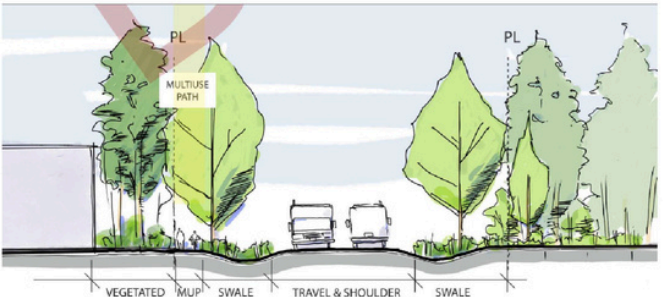
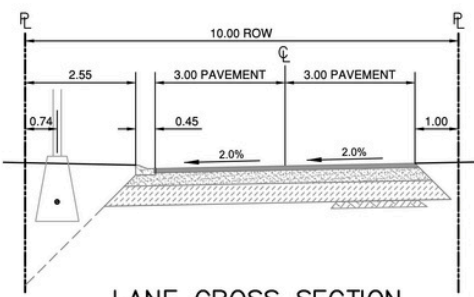
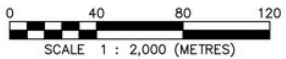
- Comox Valley
- Immediate access to Highway 19
- ~30 minutes to Comox Valley Airport (YQQ)
- ~75 minutes to the Port of Nanaimo
- Proximity to CFB Comox

ACCIANO
DEVELOPMENT

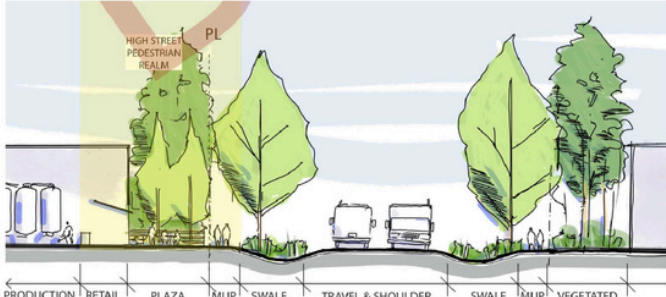
Acciano Development
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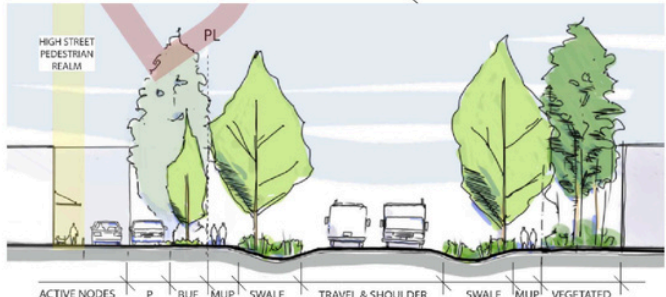
PHASE BOUNDARIES	
	PHASE 2A
	PHASE 2B
	PHASE 3A
	PHASE 3B



OPEN SPACE NETWORK
(INCLUDES BEVAN ROAD)



DISTRICT HIGH STREET
(INCLUDES HIGH STREET)



LOCAL STREET AND INDUSTRIAL LANE
(INCLUDES ROADS A, B, C, G, AND H)