

FOR LEASE

Size: 9,450 Sq Ft

Base Rent \$10.00 per Sq Ft

Est Additional Rent: \$0.63 per Sq Ft

460

COMMERCIAL



3250 Mustang Road, Nanaimo, BC V0R 1H0

Nanaimo Airport (YCD) airside leasing opportunity comprising a 9,450 Sq. Ft. open-front fabric hangar with associated leased land and apron area providing direct taxiway and runway access. Constructed in 2022, the hangar includes electrical service and lighting and provides a versatile facility for aircraft parking, cargo handling, maintenance activities, ground support equipment, aviation logistics and other airside-dependent operations. The generous apron area offers excellent aircraft maneuverability and operational flexibility. Immediate access to the Island Highway provides efficient connections throughout Vancouver Island. Available exclusively to businesses requiring regular use of the airport's apron, taxiway, and runway. Tenant pays Hydro and Property Taxes (2025: \$3,107.86). All proposed uses are subject to Nanaimo Airport Commission approval.



John Hankins

C. 250.713 9830

E. jhankins@460commercial.com

2-1551 Estevan Road, Nanaimo, BC V9S 3Y3

FEATURES

- Modern open-front fabric hangar constructed in 2022
- Direct airside access to the airport taxiway and runway
- Large associated apron area for aircraft and operational activities
- Electrical service and lighting installed throughout the hangar
- Immediate access to the Island Highway serving Central, North and South Vancouver Island
- Available exclusively to businesses requiring regular use of Nanaimo Airport's apron, taxiway, and runway

DETAILS

Civic Address

3250 Mustang Road,
Nanaimo, BC V0R 1H0

Unit Size

9,450 Sq. Ft

Legal Description

Lot 2 of Sections 1 & 2 Range 8
Cranberry District and of District
Lots 2 & 15 Bright District Plan
VIP68713

Zoning

Airport - AR1

PID No.

024-492-256

Base Rent

\$10.00 per Sq. Ft.

Est. Additional Rent 2026

\$0.63 per Sq. Ft.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

3250 MUSTANG ROAD, NANAIMO, BC V0R 1H0

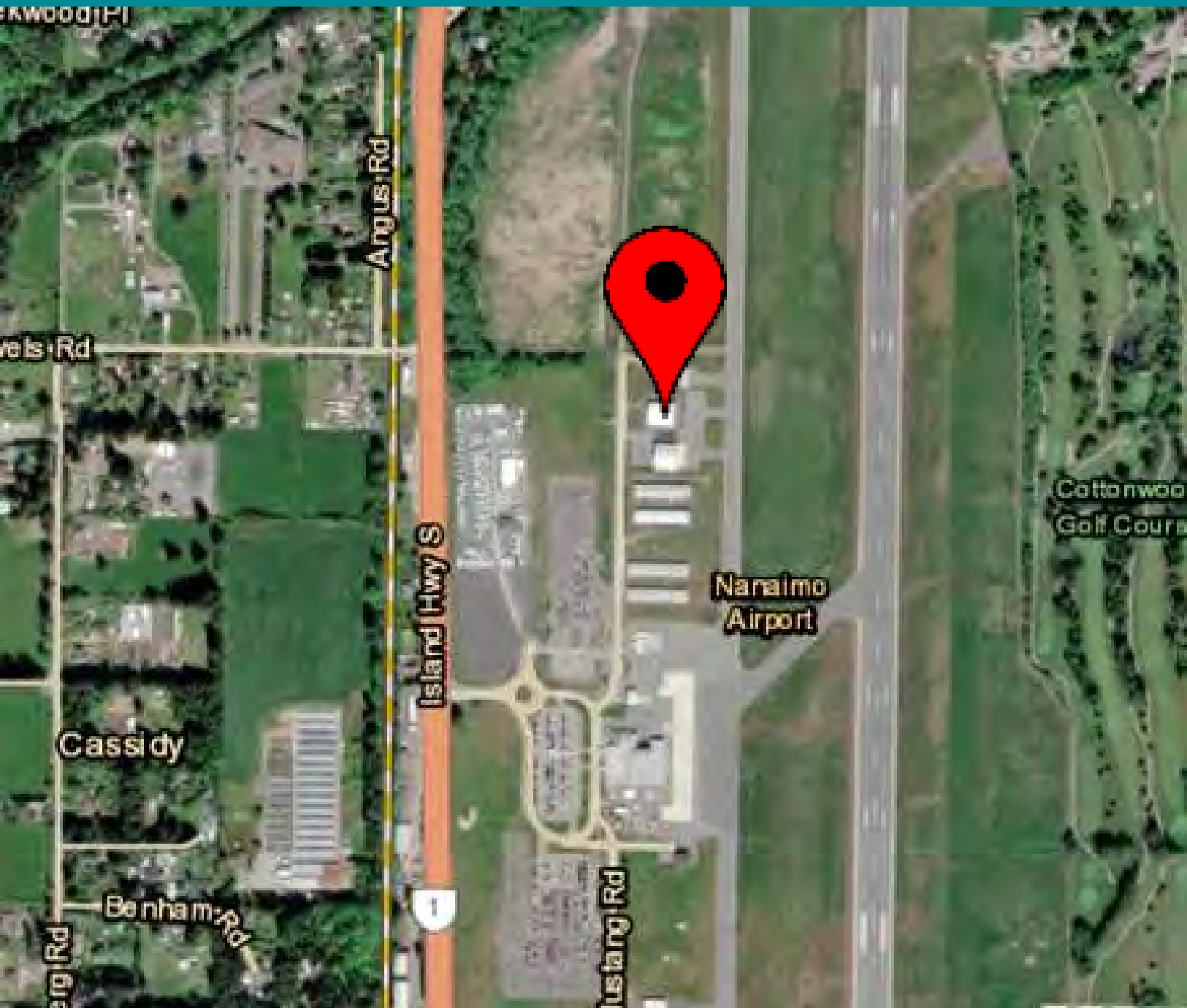


3250 MUSTANG ROAD, NANAIMO, BC V0R 1H0



Location Map

3250 MUSTANG ROAD, NANAIMO, BC V0R 1H0



John Hankins

C. 250.713 9830

E. jhankins@460commercial.com

2-1551 Estevan Road, Nanaimo, BC V9S 3Y3