



Brand New Industrial  
Units **COMING SOON**

# DRIVEN INDUSTRIAL PARK

1450 Angel Road, Parksville, BC

**REGISTER TODAY!**

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*\*Personal Real Estate Corporation*

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**Macdonald**  
**COMMERCIAL**

## DRIVEN INDUSTRIAL PARK

# Coming Soon



### Register for Information

Driven Industrial Park is a proposed industrial development on approximately 4.97 acres at 1450 Angel Road in Parksville. The project is currently in a market testing phase to gather feedback from industrial users on unit sizing, layout, and functional requirements prior to final design and approvals.

Units are not currently being offered for sale or lease.



## PROJECT SNAPSHOT

- » Zoning: CD-1 Comprehensive Development
- » Permitted Industrial Uses: Manufacturing, equipment rental, marshaling yard, outdoor sales, heavy equipment related uses, and accessory office or retail
- » Development Concept:
  - \* Three industrial buildings
  - \* Approximately 37,659 square feet total building area
  - \* Single-phase development currently contemplated

## ACCESS AND FUNCTIONALITY

- » Grade-level access currently contemplated
- » Overhead door requirements under review based on user input
- » Site designed for truck and trailer maneuvering, with generous turning radii
- » Direct ingress and egress to Angel Road
- » On-site parking in front of respective units
- » Approximately 175 parking stalls anticipated
- » Secure, fenced industrial site



## UNIT CONSIDERATIONS

- » Preliminary unit sizes starting at approximately 1,200 square feet
- » Approximately 36 units, depending on final configuration
- » Flexible design, with the potential to combine adjacent units
- » Maximum combined unit sizes up to approximately 12,000 square feet

Final unit mix will be informed by market response.

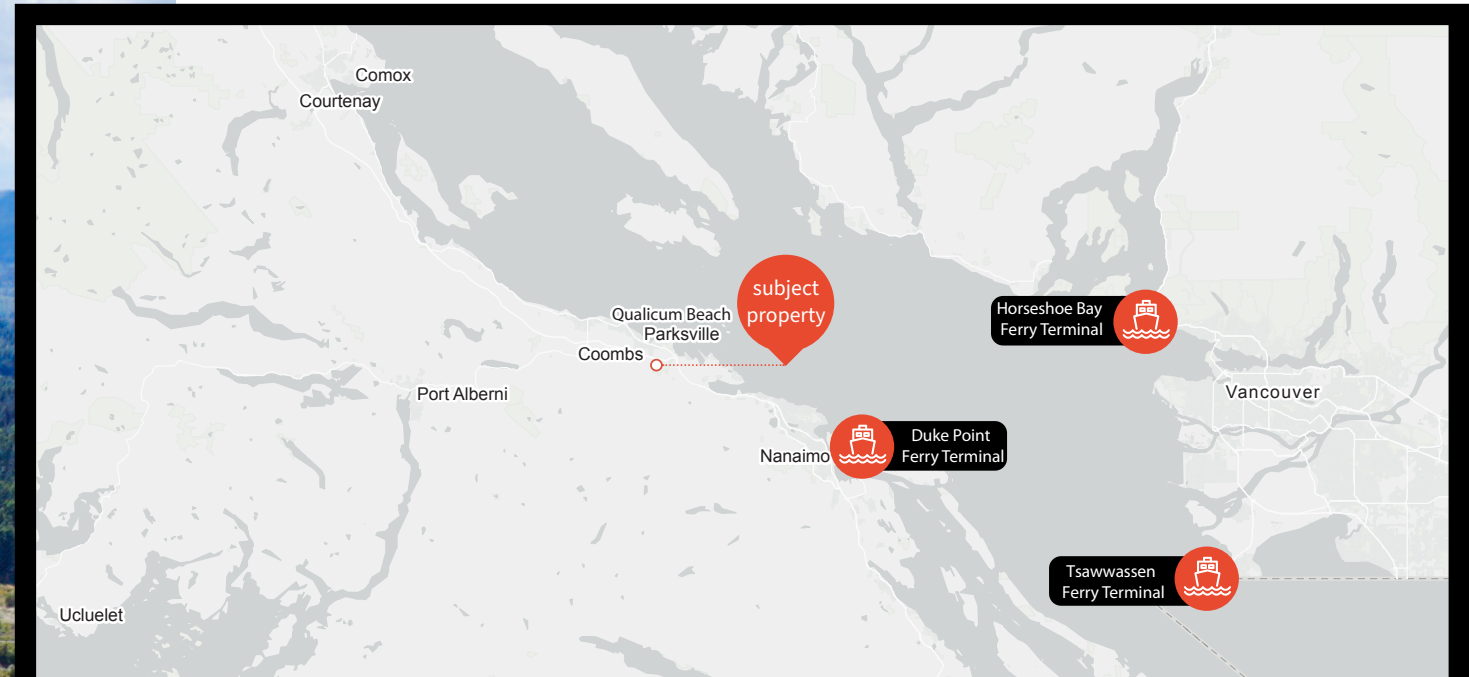


## SERVICING AND UTILITIES

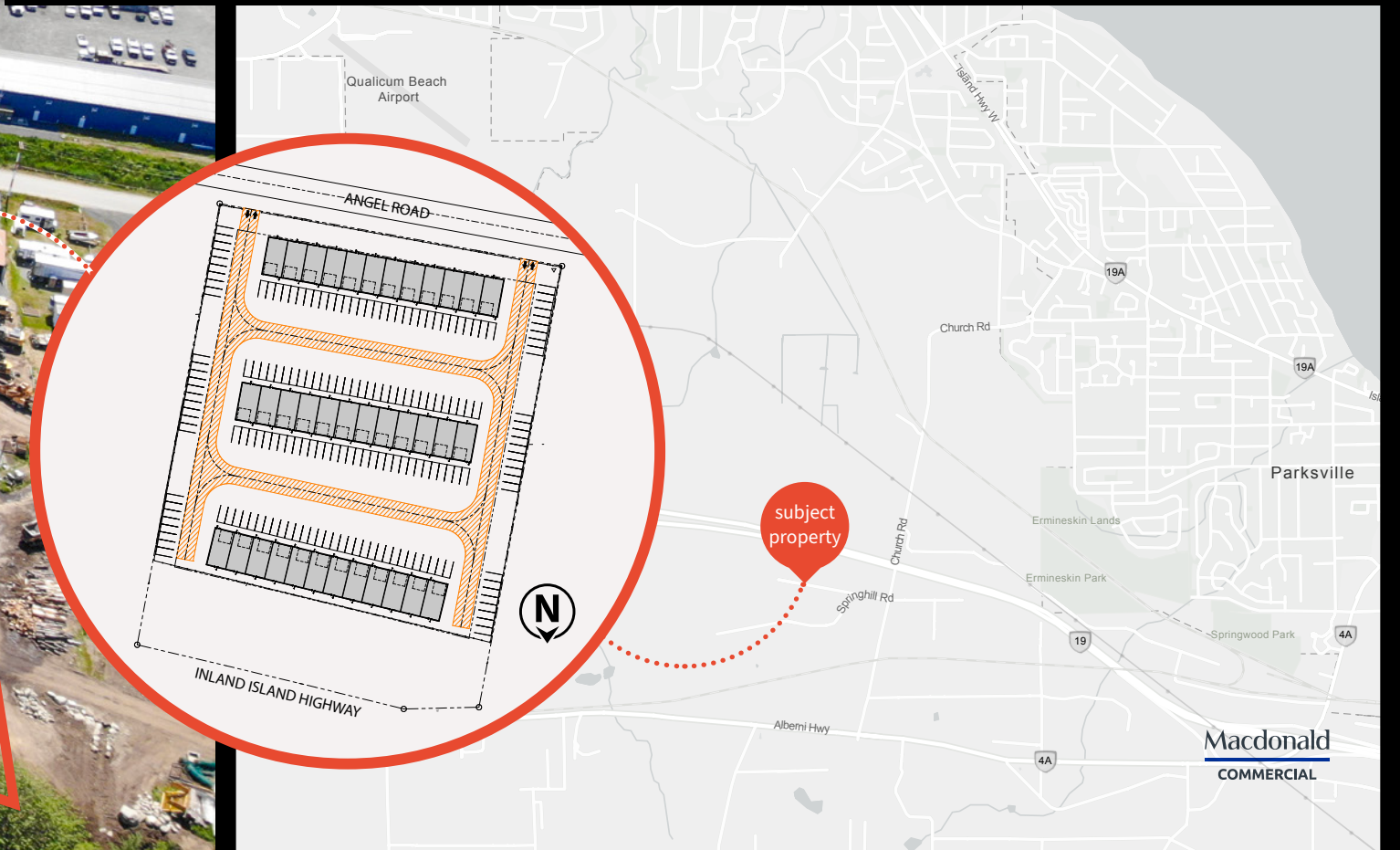
- » Drilled well water supply
- » Sanitary servicing anticipated through future sewer connection
- » Three-phase power anticipated

## PROJECT STATUS

- » Final municipal approvals not yet in place
- » Development timing to be determined
- » This market testing process will directly inform next steps



<b>Distance to</b>		Departure Bay		Duke Point	
Coombs	Qualicum Beach	Nanaimo	Courtenay	Victoria	Tofino
<b>6km</b>	<b>7km</b>	<b>40km</b>	<b>66km</b>	<b>158km</b>	<b>163km</b>
				<b>38km</b>	<b>55km</b>



## REGISTER FOR UPDATE

If you would like to receive updates or provide input that may influence the final design, please register your interest.

Register for more information.

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