



JINGLE POT INDUSTRIAL PARK

4073 Old Slope Place, Nanaimo

Pre-Sale & Pre-Lease

Light-Industrial Units

New Construction



Exclusive Advisor: **Patrick Gunville**

Direct: **250-895-1177**

Listed By:

CBRE

Designed, Developed and Marketed by:

Nanaimo Industrial Space Ltd.



2K Architecture



**family tree
developments**



JINGLE POT INDUSTRIAL PARK

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Exclusive Advisor:

Patrick Gunville

CBRE

Senior Associate | Sales & Leasing for Mid-Island

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JinglePotIndustrialPark.com

All renderings, illustrations, pictures, photographs and other graphic representations are artist's impression only and may be subject to changes and deviation as further required by the developer or approved by the authorities having jurisdiction.



Building A



Beautifully designed buildings, signage and landscaping
Jingle Pot Industrial Park offers professional, durable, and highly functional spaces



Building B - Level 1



Developer offering Build-to-Suit units in main building permit until June 2026
Optimize the space for your specific business operations | Establish | Thrive



Building B - Level 1



Combine units

Stratified units offer opportunity to combine adjacent or stacked units



Building B - Level 2



Development Team offering services: Fit your business into this development
Feasibility Report | Unit Design | Permits | Construction

Opportunity

Jingle Pot Industrial Park features a total of 70,891 SF of premium, high-exposure, industrial strata units throughout three buildings.

Units range from 1,768 SF up to 6,098 SF, with the opportunity to combine available units for even larger contiguous floor plans, providing flexibility for a variety of business needs.

Vancouver Island is experiencing considerable growth across its diverse economic sectors creating an abundance of opportunities. Strategically positioned, Jingle Pot Industrial Park has central access to the other island regions, and direct access to the mainland through two major ferry terminals, plenty of nearby amenities, and a strong local work force and economy.

This industrial park offers an opportunity like few other.



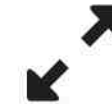
Build-to-Suit

- Include your tenant improvements in the main building permit until application in June 2026.



Loading

- 21 ft (6.4m) to 33 ft (10m) trucks
- 12 ft (3.7m) x 14 ft (4.3m) doors



Flexible Spaces

- Building A combine units on L1
- Building B combine units on L1 & L2



Completion Date

- Fall 2028



Zoning and Types of Businesses

This property is within Nanaimo City's I2 - Light Industrial zone, which permits a wide variety of businesses, such as:



- Automotive Repair
- Boat Construction and Repair
- Storage Yard
- Truck, Trailer and Heavy Equipment Sales
- Repair Shop



- Manufacturing / Contractor Office
- Prefab Home Sales and Manufacturing
- Printing and Publishing Facility
- Production Studio
- Sign Shop



- Food and Beverage Processing
- Production Bakery
- Micro Cannabis Production and Processing



- Mini Storage
- Storage Yard
- Warehouse
- Wholesale
- Lumber Yard



- Laboratory
- Light Industry
- Research Facility
- Custom Workshop



- Refund Container Recycling Depot
- Service Industry
- Social Service Resource Centre



Building A

Unit	L1 (SF)	L2 (SF)	Total*	Price***	Price/SF	Parking #
01	2,233	1,233	3,479	\$1,913,664	\$550	01, 02, 03
02	2,352	1,208	3,574	\$1,965,427	\$550	04, 05, 51
03	2,352	1,208	3,574	\$1,965,427	\$550	06, 07
04	2,352	1,208	3,574	\$1,965,427	\$550	08, 09, 10
05	2,352	1,208	3,574	\$1,965,427	\$550	11, 12, 13
06	2,352	1,208	3,574	\$1,965,427	\$550	14, 15, 16
07	2,352	1,208	3,574	\$1,965,427	\$550	17, 18, 31
08	2,352	1,208	3,574	\$1,965,427	\$550	19, 20, 21
09	2,352	1,208	3,574	\$1,965,427	\$550	22, 23, 24
10	2,352	1,208	3,574	\$1,965,427	\$550	25, 26, 30
11	4,438	1,913	6,375	\$3,506,379	\$550	27, 28, 29

Building B - Level 1

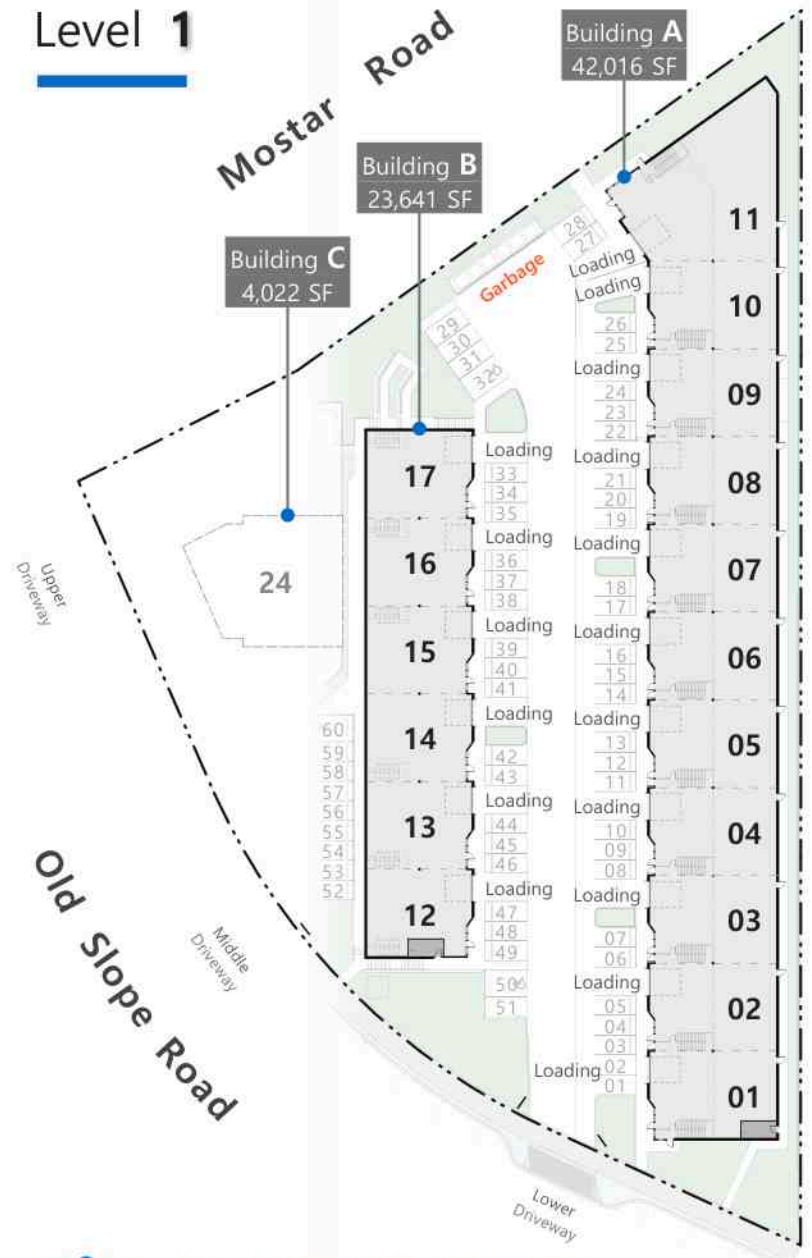
Unit	L1 (SF)	L2 (SF)**	Total*	Price***	Price/SF	Parking #
12	1,830	Unit 18	1,843	\$1,013,891	\$550	47, 48, 49
13	1,952	Unit 19	1,966	\$1,081,535	\$550	44, 45, 46
14	1,952	Unit 20	1,966	\$1,081,535	\$550	42, 43
15	1,952	Unit 21	1,966	\$1,081,535	\$550	39, 40, 41
16	1,952	Unit 22	1,966	\$1,081,535	\$550	36, 37, 38
17	1,994	Unit 23	2,008	\$1,104,612	\$550	33, 34, 35

* Unit Total SF includes a proportional amount of Service Room Area as a % of the Total Building SF.

** Level 2 (L2) SF separate upper units optionally can be connected via stairs or elevators to create larger contiguous floor plans.

*** Price this value is calculated from the exact decimal value of a units SF, the SF values shown in this chart are rounded to the nearest whole number.

All dimensions and sizes are approximate and are intended as a general reference only, not to be relied upon, and are subject to change without prior notice.



Building B - Level 2

Unit	L1 (SF)**	L2 (SF)	Total*	Price***	Price/SF	Parking #
18	Unit 12	1,987	2,001	\$1,100,551	\$550	52, 53
19	Unit 13	1,962	1,976	\$1,086,908	\$550	54, 55
20	Unit 14	1,962	1,976	\$1,086,908	\$550	56, 57
21	Unit 15	1,962	1,976	\$1,086,908	\$550	58, 59
22	Unit 16	1,962	1,976	\$1,086,908	\$550	61, 62
23	Unit 17	2,004	2,018	\$1,109,984	\$550	63, 64

Building C

Unit	L1 (SF)	L2 (SF)	Total	Price	Price/SF	Parking #
24	SOLD					65-78

* Unit **Total SF** includes a proportional amount of Service Room Area as a % of the Total Building SF. See Floor Plans for further detail.

** **Level 1 (L1) SF** separate lower units optionally can be connected to gain a loading bay, access via stairs or elevators to create larger contiguous floor plan.

*** **Price** this value is calculated from the exact decimal value of a units SF, the SF values shown in this chart are rounded to the nearest whole number.

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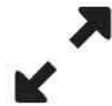




Building A Features



- Insulated precast concrete building
- Level 2 structure is open web steel joists with concrete topping
- 33 ft (10m) truck loading per unit
12' x 14' overhead door
- Floor-to-ceiling 15 ft tall aluminum storefronts bring ample natural light



- Separated Level 2 entrance gives an opportunity to lease or sub-lease
- Optional commercial elevator
- 15' ceiling in front under Level 2
28' ceiling in back of unit
- Combine units together for more loading bays and floor space



- 500 PSF floor capacity on Level 1
- 100 PSF floor capacity on Level 2
- ESFR sprinkler system
- Plumbing rough-in for washrooms at Level 1 & 2



- Industrial LED lighting, tubular skylights, flood light at loading door
- Each unit has roof curb rough-in ready for a heating and cooling RTU
- Separately metered utilities
- 3-phase power (200 amp)

Building A Independent or Adjoined Storefront Options

- Combine adjacent units and choose either Independent entrance storefront, or Adjoined flat storefronts for more space
- Each unit has entry signage on the building and one slot on a pylon sign at the driveway entrance
- Clear glass for high-visibility store/office frontage OR spandrel panels for privacy
- Optional interior roll down security doors



Independent Storefront

- Covered entrance with entry signage
- Provides a high-visibility entry point for your business

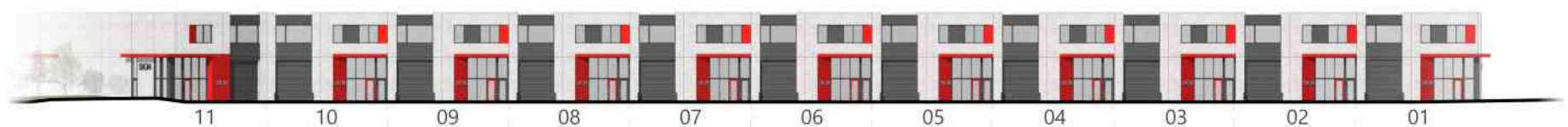


Adjoined Storefront

- Provides a flat continuous wall for a simplified interior space
- Combine units to share covered entry & signage for multiple bays
- Adds 48 SF per unit

Multi-Purpose

- Flexible and modern building shell makes it easy to fit in, operate and grow your business
- Each unit includes a second floor with optional shared elevator or stairs between adjoined units

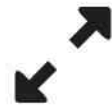


Common
Park

Building B - Level 1 Features



- Insulated precast concrete building
- Level 2 structure is open web steel joists with concrete topping
- 21 ft (6.4m) truck loading per unit
12 ft x 12 ft overhead door
- Floor-to-ceiling 14 ft tall aluminum storefronts bring ample natural light



- Combine Level 2 unit above for client facing, retail, or office space
- Stairs or elevator to Level 2
- Combine adjacent units together for more loading bays & floor space
- Pathways and stairs go through outdoor gardens and seating



- 500 PSF floor capacity on Level 1
- ESFR sprinkler system
- Plumbing rough-in for washrooms
- Garbage & recycling enclosure is large, and easily accessible



- Industrial LED lighting, tubular skylights, flood light at loading door
- Each unit has roof curb ready for a heating and cooling RTU
- Separately metered utilities
- 3-phase power (200 amp)

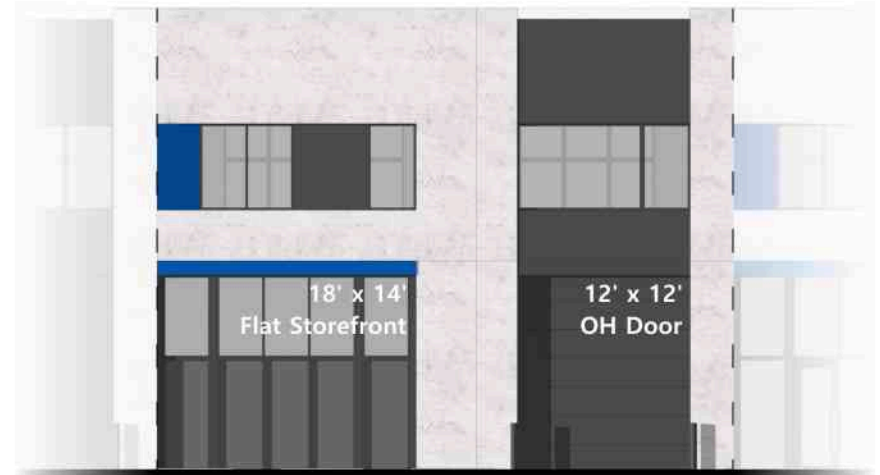
Building B - Level 1 Independent or Adjoined Storefront Options

- Combine units on the same level and choose either Independent or Adjoined storefronts
- Each unit has entry signage on the building and one slot on a pylon sign at the driveway entrance
- Clear glass for high-visibility store/office frontage OR spandrel panels for privacy
- Optional interior roll down security doors



Independent Storefront

- Covered entrance with entry signage
- Provides a high-visibility entry point for your business



Adjoined Storefront

- Provides a flat continuous wall for a simplified interior space
- Combine units to share covered entry and signage for multiple bays
- Adds 48 SF per unit

Multi-Level Potential = Multi-Purpose

- Combine units on the level above to gain more floor area, and a clearly separated space for different business operations

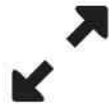




Building B - Level 2 Features



- Insulated precast concrete building
- Level 2 structure is open web steel joists with concrete topping
- Combine with a Level 1 unit for a 12' x 12' overhead loading door
- Floor-to-ceiling 14 ft tall aluminum storefronts bring ample natural light



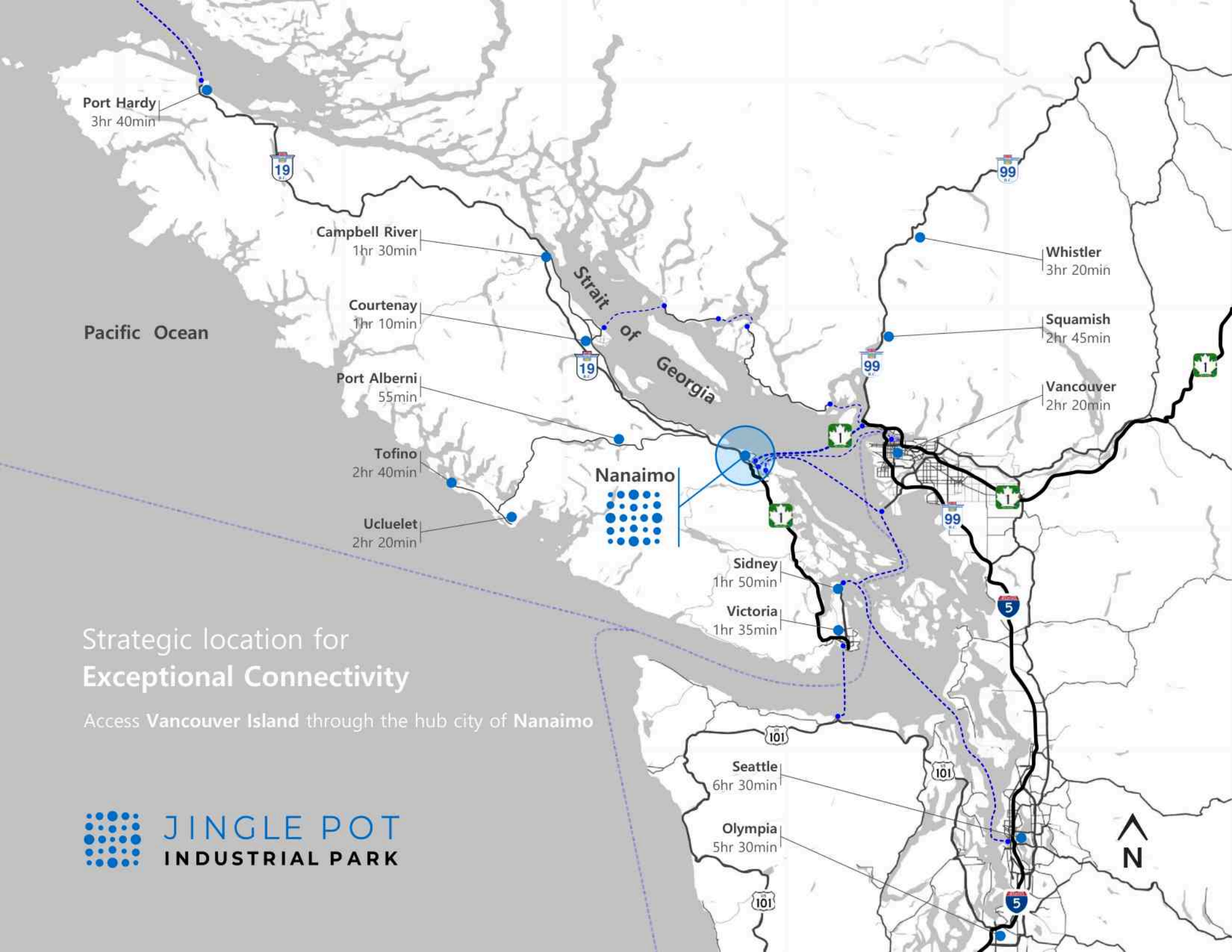
- Combine Level 1 unit below for loading, storage, workshop
- Stairs or elevator to Level 1
- Combine adjacent units together for more floor space
- Three signage locations per unit, Entry, Facade, and Driveway



- 200 PSF floor capacity on Level 2
- ESFR sprinkler system
- Plumbing rough-in for washrooms
- Common accessible parking stalls on both levels of driveway



- LED lighting and tubular skylights
- Each unit has roof curb ready for a heating and cooling RTU
- Separately metered utilities
- 3-phase power (200 amp)

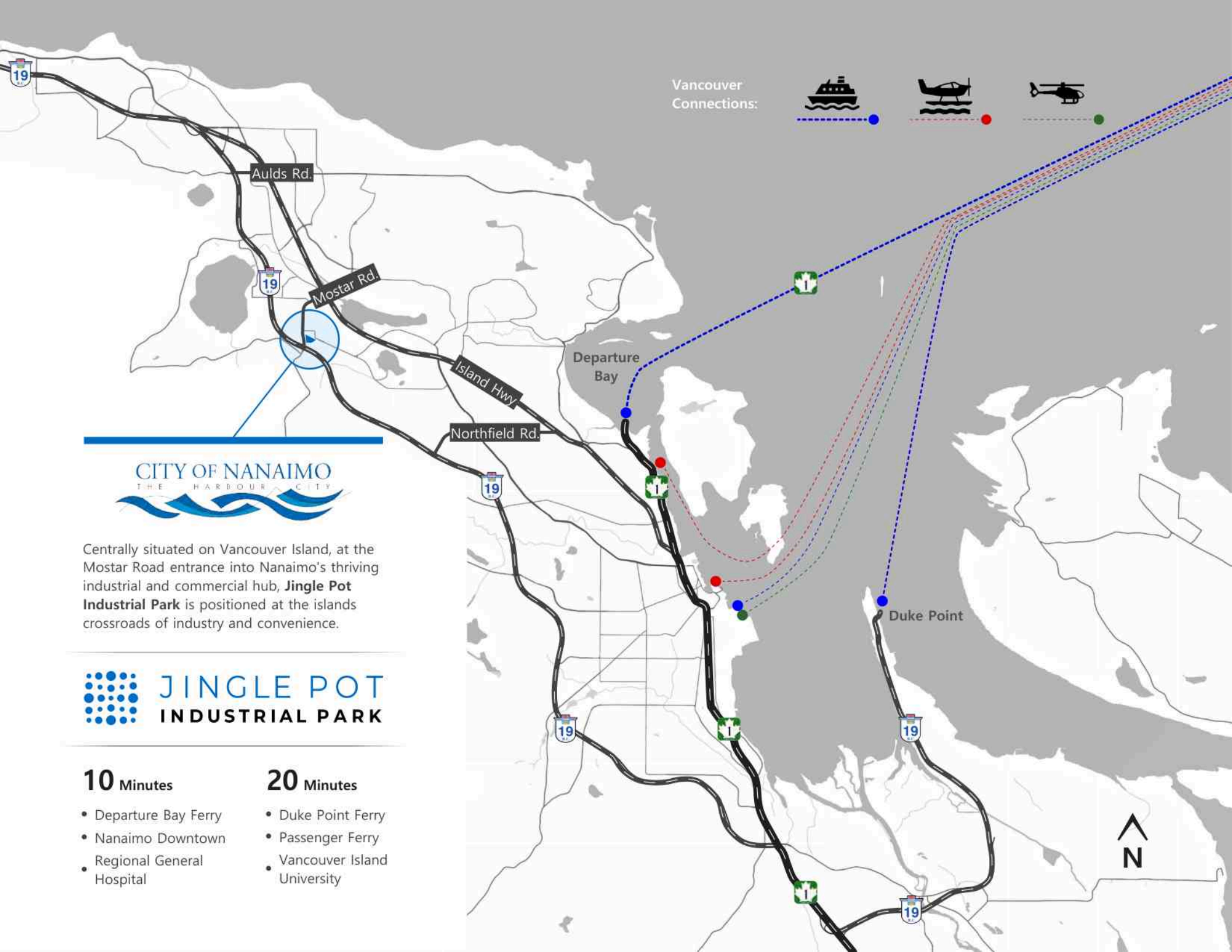


Strategic location for Exceptional Connectivity

Access Vancouver Island through the hub city of Nanaimo



JINGLE POT
INDUSTRIAL PARK



Vancouver
Connections:



Centrally situated on Vancouver Island, at the Mostar Road entrance into Nanaimo's thriving industrial and commercial hub, **Jingle Pot Industrial Park** is positioned at the islands crossroads of industry and convenience.

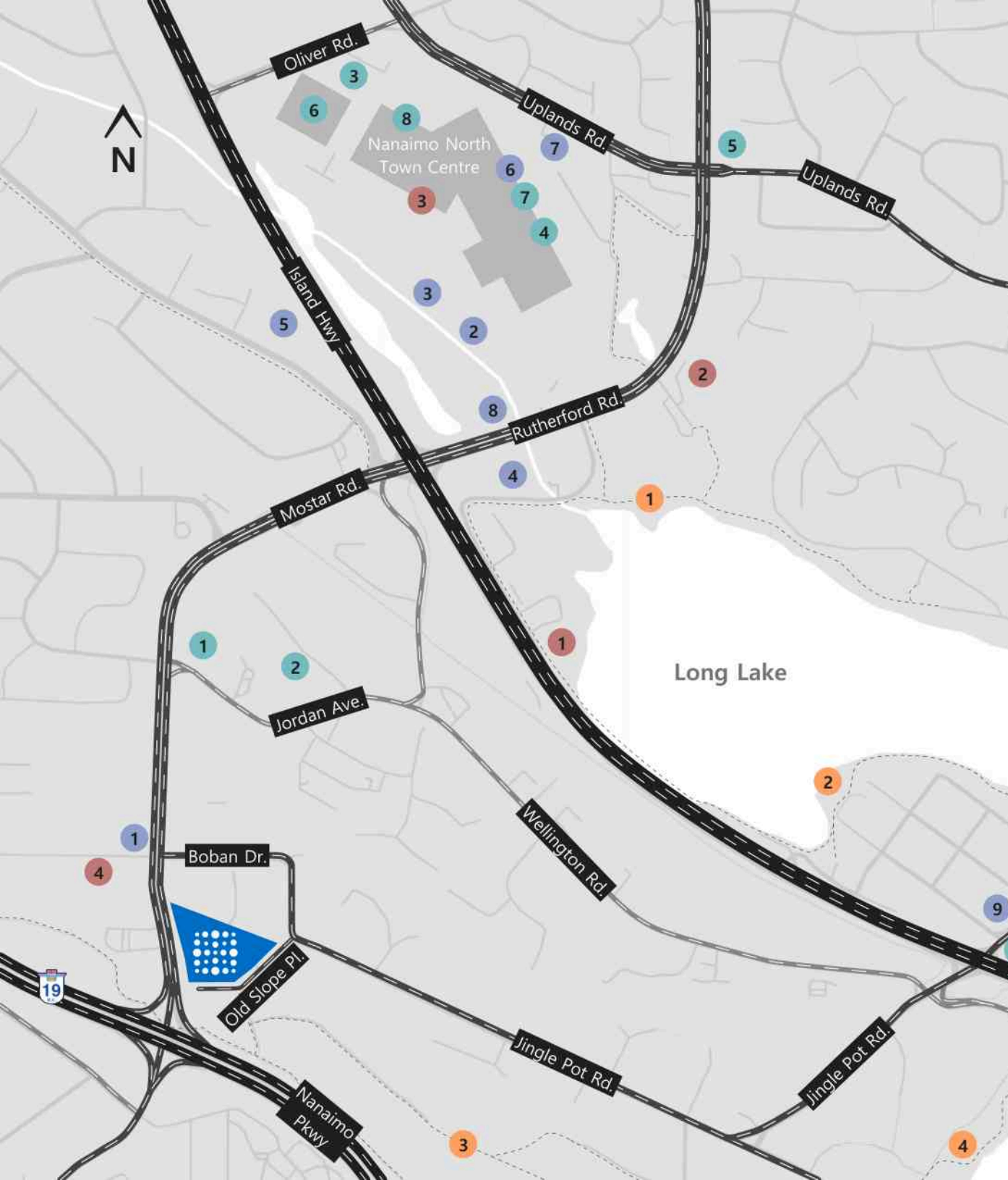
JINGLE POT INDUSTRIAL PARK

10 Minutes

- Departure Bay Ferry
- Nanaimo Downtown
- Regional General Hospital

20 Minutes

- Duke Point Ferry
- Passenger Ferry
- Vancouver Island University



Local Amenities

Restaurants

1. Smokin' Georges BBQ
2. Montana's BBQ & Grill
3. Driftwood Chinese Buffet
4. Dami Sushi / Fatburger
5. Saigon Kitchen
6. Subway
7. Tim Hortons
8. McDonald's
9. Wellington Hotel Pub

Shopping

1. Slegg Building Materials
2. Fountain Tire
3. Electric Car Charge Point
4. Fairway Grocery Market
5. Gas Station
6. Canadian Tire
7. London Drugs
8. Rona

Accommodation & Entertainment

1. Inn on Long Lake
2. The Grand Hotel
3. Galaxy Cinema
4. Romper Room (Rock Climbing)

Parks & Trails

1. Lakeview Park (Long Lake)
2. Loudon Park (Long Lake)
3. Elmwood Park
4. Shenton Park (Diver Lake)

Multi-Use Pathway -----



JINGLE POT INDUSTRIAL PARK

4073 Old Slope Place, Nanaimo, BC



Development Team

A local experienced team



Owner:

Nanaimo Industrial Space Ltd.
4073 Old Slope Place, Nanaimo B.C. V9T 5P8



Architect:

2K Architecture Inc.
250-295-9050 | karim@2-k.ca
376 Selby Street, Nanaimo, B.C. V9R 2R5



Property Development Manager:

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Pre-Construction Manager:

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Landscape Architect:

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Civil Engineer:

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Surveyor:

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Geotechnical Engineer:

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Specializing in Nanaimo & Mid-Island

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