

THE OPPORTUNITY

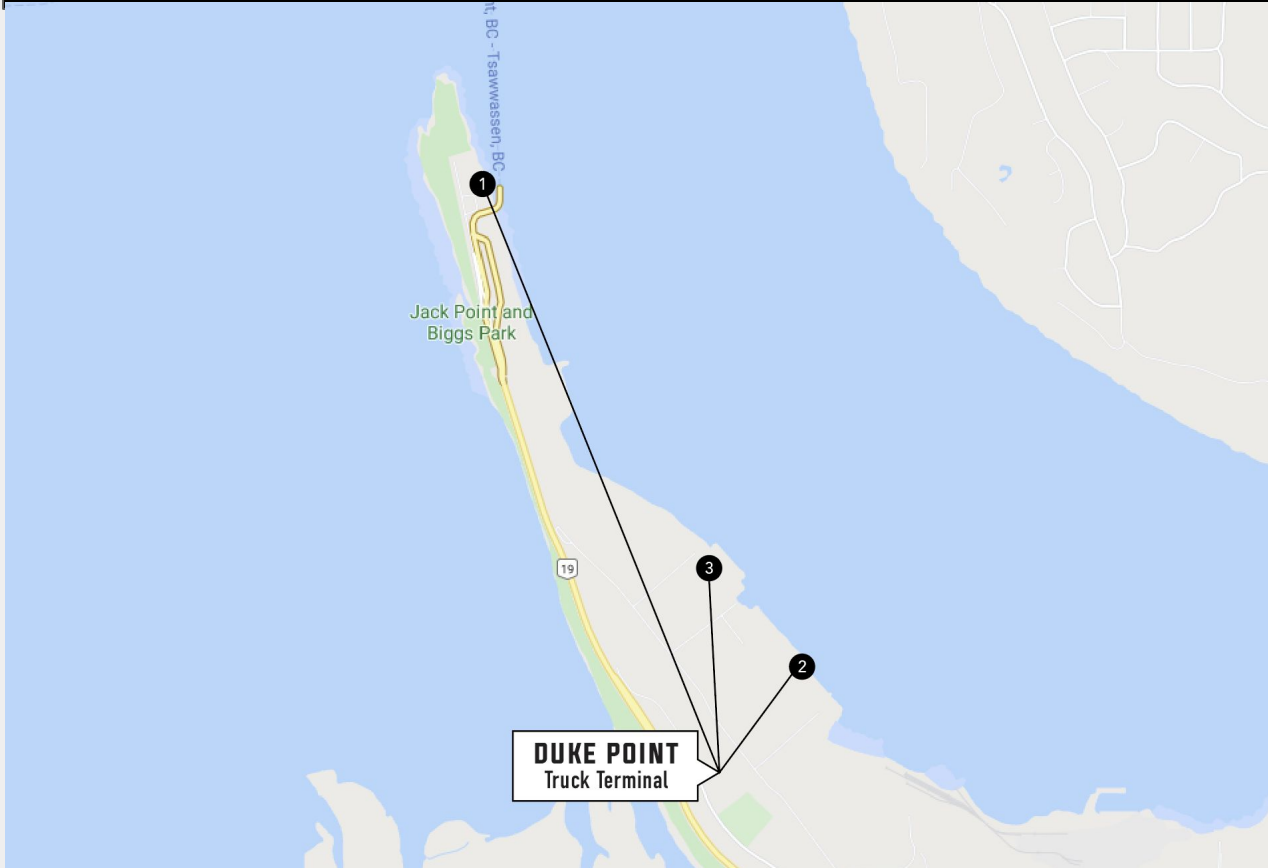
- Duke Point is the distribution hub for Vancouver Island, 0.5 km from truck ferries (Seaspan Ferries) and BC Ferries.
- Duke Point Truck Terminal has a direct link to open highways, to avoid being caught in city traffic.
- Seaspan Ferries operates between Tilbury (Delta), Duke Point (Nanaimo) and Swartz Bay (Victoria).
- 11 acre site, in the heart of Duke Point.



THE LOCATION

Duke Point Truck Terminal is located in Duke Point, Nanaimo, just off of the Duke Point Highway (no city traffic). Minutes from DP World, Seaspan Commercial Ferries (0.5 km), BC Ferries, Island Highway, Trans Canada Highway and The Nanaimo Airport.

Prime Location



Duke Point Truck Terminal:

1. BC Ferries Terminal, Duke Point
4 minutes / 2.9 km
2. Seaspans Ferries, Duke Point
2 minutes / 1.3 km
3. DP World Nanaimo
3 minutes / 2.3 km

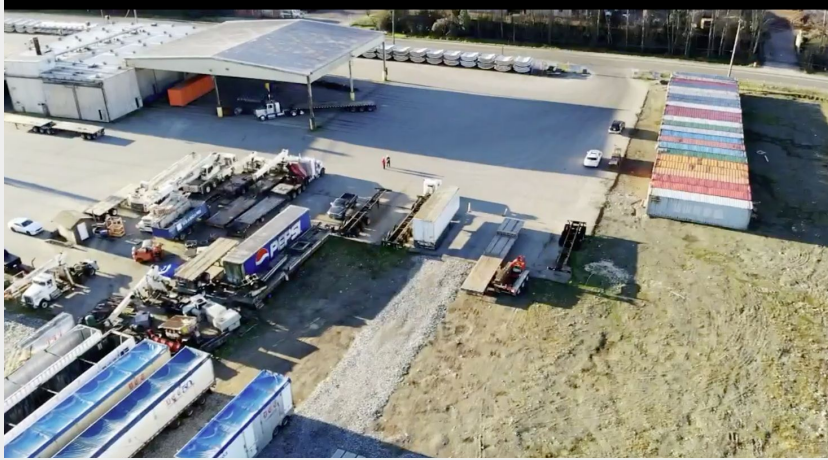
Island Hwy
1 minute / 1 km

Nanaimo Airport
11 minutes / 12.4 km

Downtown
14 minutes / 13.1 km

Seaplanes
15 minutes / 13.2 km

PICTURES



We have four buildings on site, the first is a small enclosed building, it's about 4,000 sq ft, the second is a building with two walls on either end, it is about 11,200 sq ft, then finally the 3rd and 4th building are side by side. The 3rd building has 4 open walls, but one of the walls of the cooling shed (the 3rd building) is pressed up against the kilns (4th building).

Overall Site:

- 11 acres

BUILDING 1 (closest to Jackson road)

- Enclosed
- 4,025 sq ft
- 26' ground to ceiling
- Electricity
- Internet
- It is the yellow building in the image below
- 2 grade level doors



Building 1 Pictures - 4,025 sq ft



BUILDING 2 - 11,200 sq ft (Middle Building)

- Two walls on either end
- 11,200 sq ft
- 26' ground to ceiling
- Electricity
- Internet



BUILDING 3 & 4 (Kiln and Drying Shed)

- total approx 24,000 sq ft
 - Cooling shed (building 4)
 - Open
 - 12,000 sq ft
 - 8' ground to ceiling
 - Electricity
 - Internet
 - Kilns (building 4)
 - Approx 12,000 sq ft
 - 4 full kilns, that are approx 2,500 sq ft each, plus 2 half kilns that are approx 1,250 sq ft each



Building on the left, is the cooling shed, and the building on the right is the kiln building, they right beside one another

Building 3 & 4 Pictures



Building 3 (Cooling Shed)



Building 3 (Cooling Shed)



Building 4 (Kiln)

Built to Suit Opportunity

