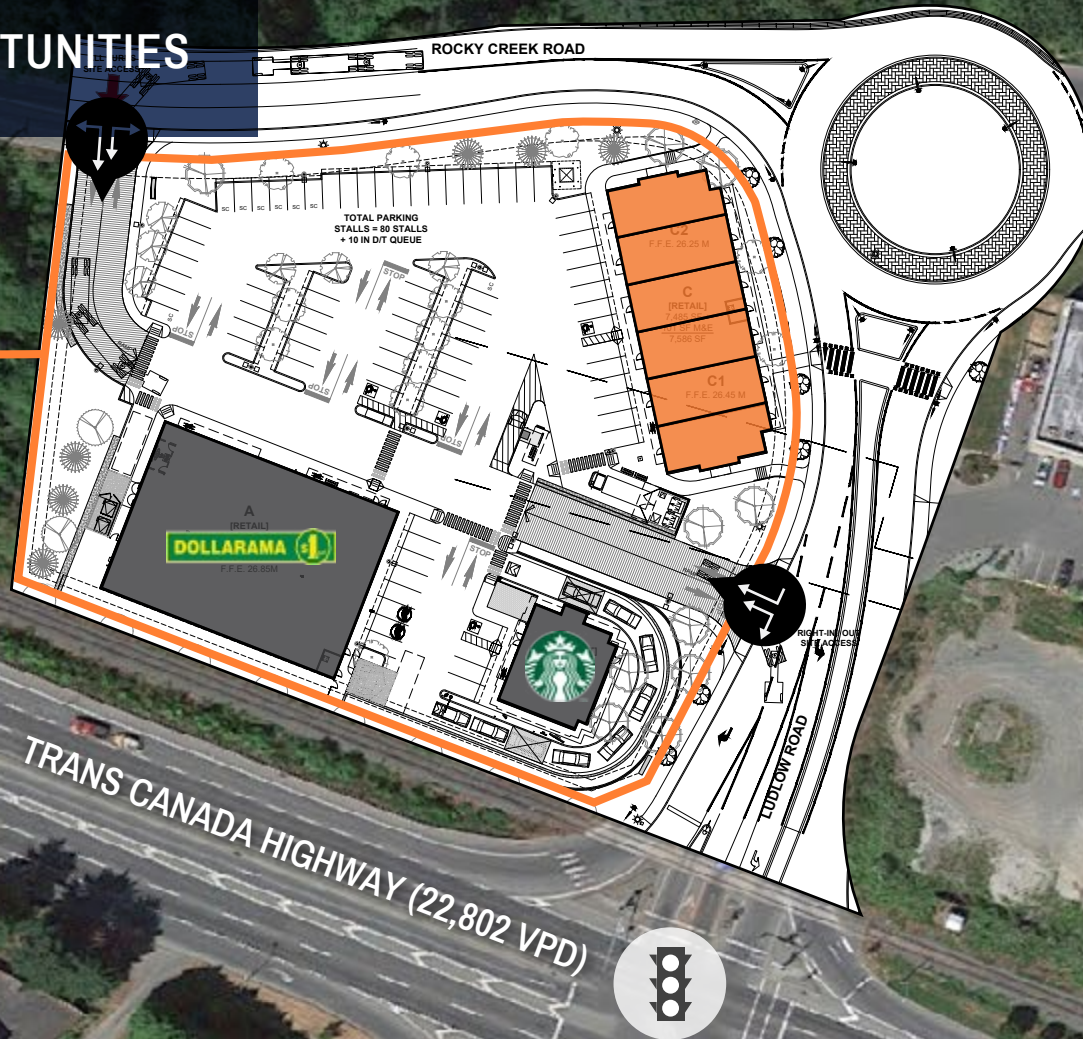


# FOR LEASE

1130 ROCKY CREEK ROAD, LADYSMITH, B.C.

## BUILD-TO-SUIT-OPPORTUNITIES

SUBJECT SITE



Jack Allpress\* 604 638 1975 JAllpress@MarcusMillichap.com  
Robert Hamilton 604 398 2773 RHamilton@MarcusMillichap.com

\*Personal Real Estate Corporation

Marcus & Millichap

# FOR LEASE

1130 ROCKY CREEK ROAD, LADYSMITH, B.C.



## SALIENT DETAILS

<b>Municipal Address:</b>	1130 Rocky Creek Road, Ladysmith, BC
<b>Availability:</b>	1,218 SF - 7,568 SF
<b>Access/Egress:</b>	<ul style="list-style-type: none"><li>• Right in/out off of Ludlow Road</li><li>• All directional access off of Rocky Creek Road</li></ul>
<b>Site Size:</b>	Approx. 2 Acres
<b>Total Leasable Area:</b>	Approx. 20,303 SF
<b>Traffic Counts:</b>	Trans-Canada Highway: 22,803 VPD
<b>Surface Parking:</b>	Approx. 80 stalls
<b>Occupancy Date:</b>	12 months from a binding deal
<b>Addition Rent:</b>	TBD
<b>Asking Rents:</b>	Please Contact Listing Agents



## PROPERTY HIGHLIGHTS



Located at one of only two controlled, all turns intersections accessing downtown Ladysmith



High traffic area located directly along the Trans-Canada Highway



Population surpassing 18,500 within a 10KM radius



Neighbouring retailers include Home Hardware, Tim Horton's & 49th Parallel Grocery Store



Roundabout provides great egress and ingress from both Rocky Creek Road and Ludlow Road

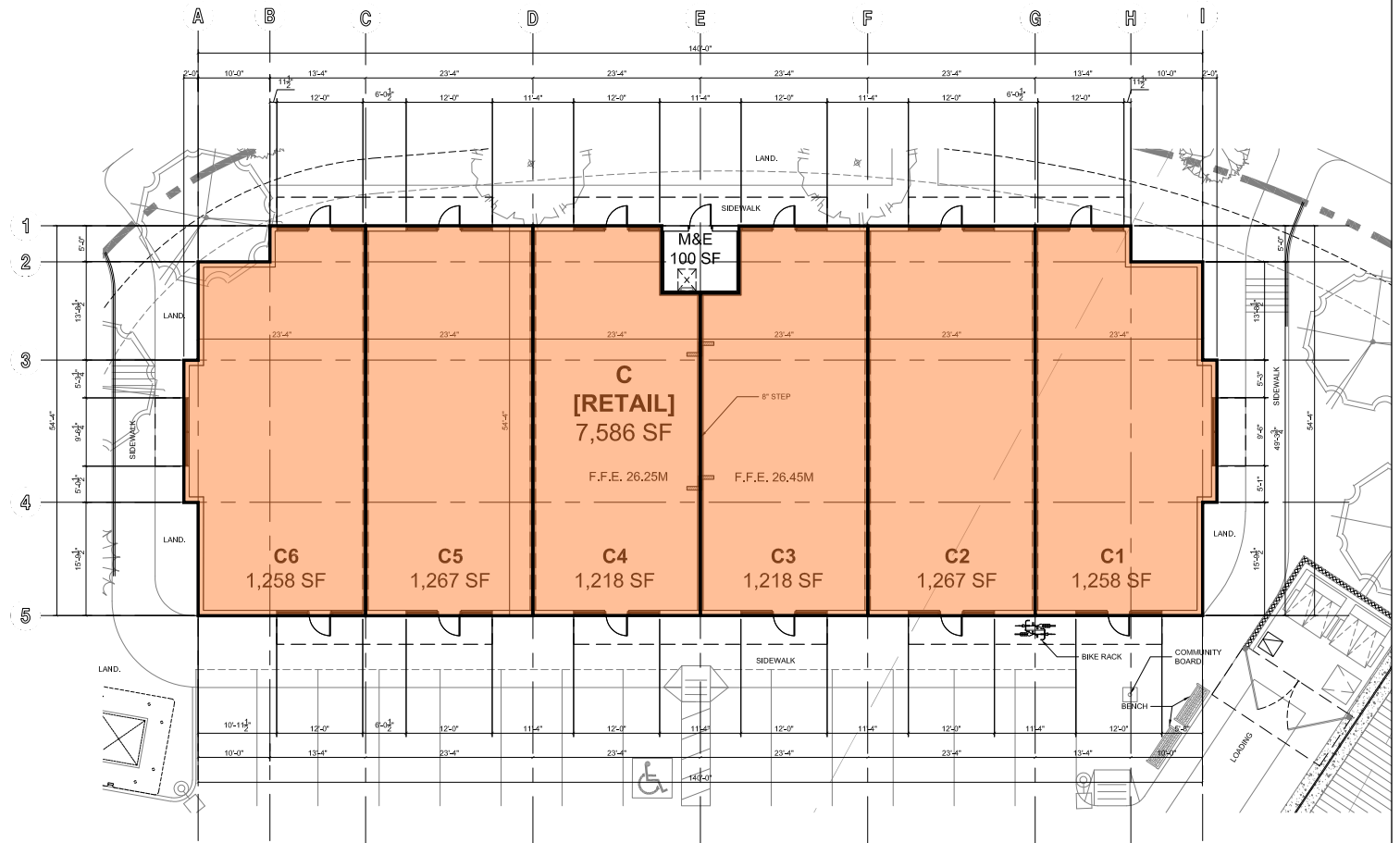
# FOR LEASE

1130 ROCKY CREEK ROAD, LADYSMITH, B.C.

## CRU PLAN

- Available
- Firm
- Leased

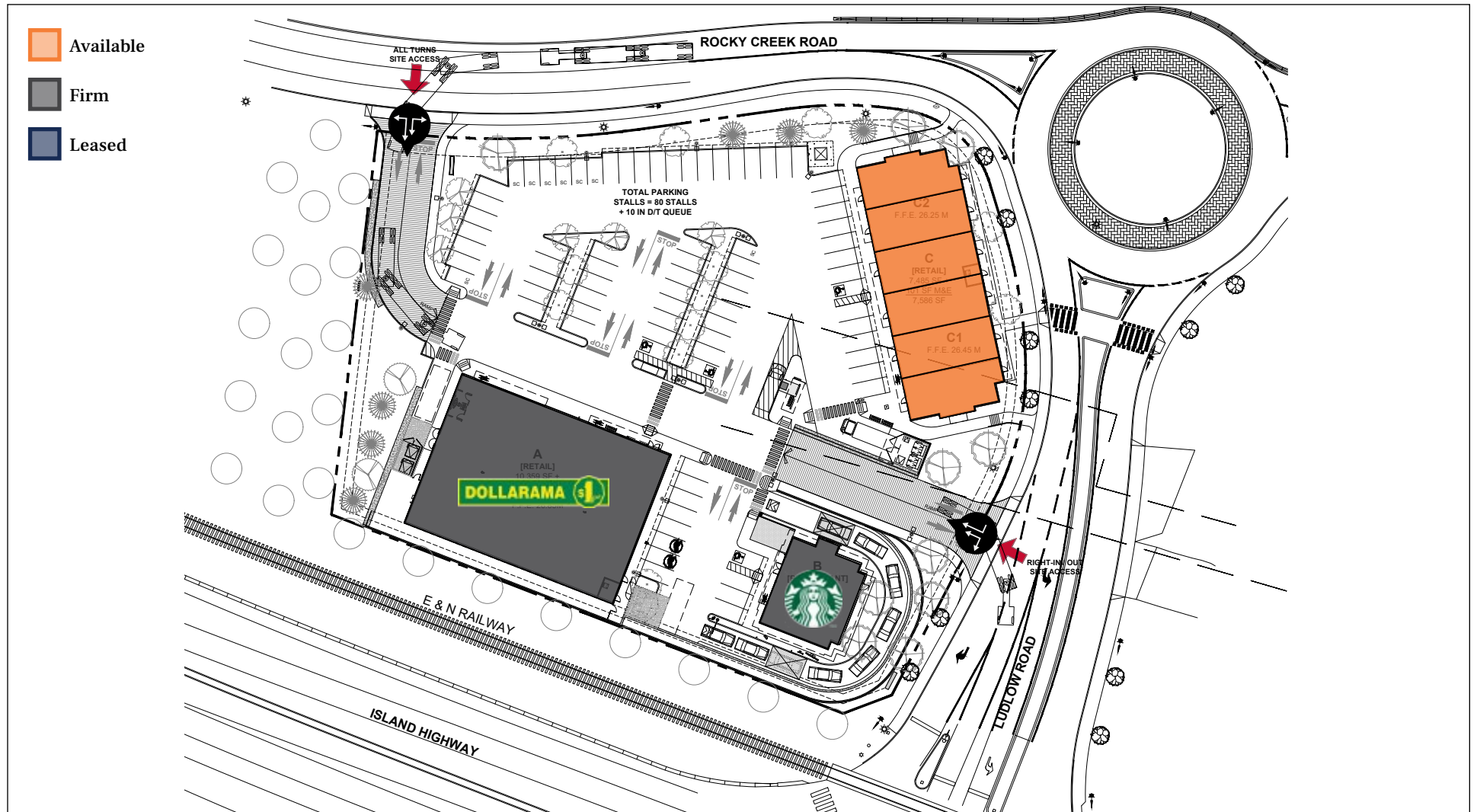
Unit	Size
CRU 1	1,258 SF
CRU 2	1,267 SF
CRU 3	1,218 SF
CRU 4	1,218 SF
CRU 5	1,267 SF
CRU 6	1,258 SF



# FOR LEASE

1130 ROCKY CREEK ROAD, LADYSMITH, B.C.

## SITE PLAN



# FOR LEASE

1130 ROCKY CREEK ROAD, LADYSMITH, B.C.



# Marcus & Millichap

---

Marcus & Millichap  
1280-333 Seymour Street  
Vancouver, BC V6B 5A6

T (604) 638-2121  
F (604) 638-2122

[MarcusMillichap.ca](http://MarcusMillichap.ca)

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2022 Marcus & Millichap. All rights reserved.