



Colliers

### Springhill Industrial Park - Phase One

Five Acre +/- Industrial Lots in  
Immediate Proximity To Highway 1  
And Alberni Highway **for sale**

Rare opportunity to acquire one or more industrial  
lots in the mid-island.

Highlights:



Immediate access to both Highway 1 and Alberni Highway



5-minute drive to Parksville and all its amenities



35-minute drive to Nanaimo with its' 100,000+ population



40-minute drive to Port of Nanaimo

Strata Lot A - 5 acres

**\$2.5 mil**

Strata Lot B - 5.53 acres

**\$2.765 mil**

Strata Lot C - 5 acres

**\$2.5 mil**

Strata Lot D - 5 acres

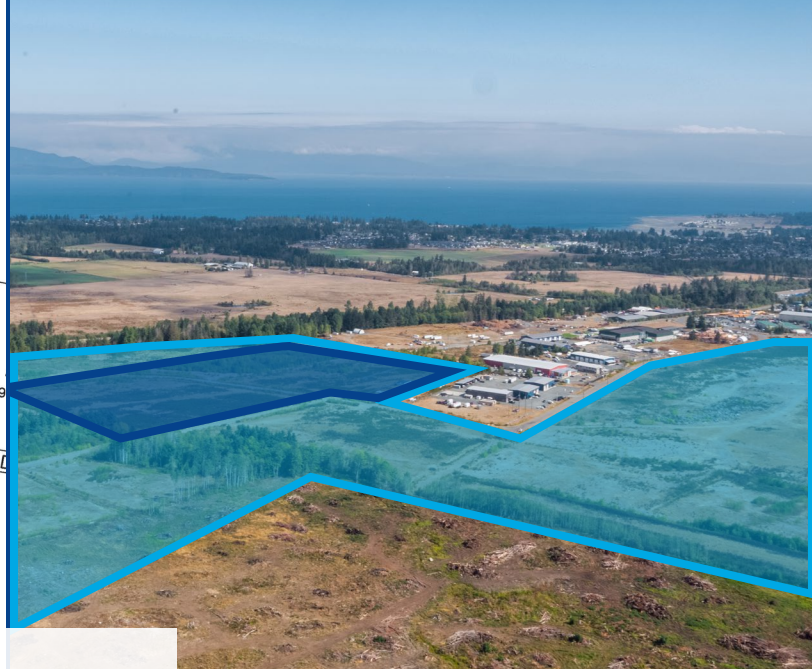
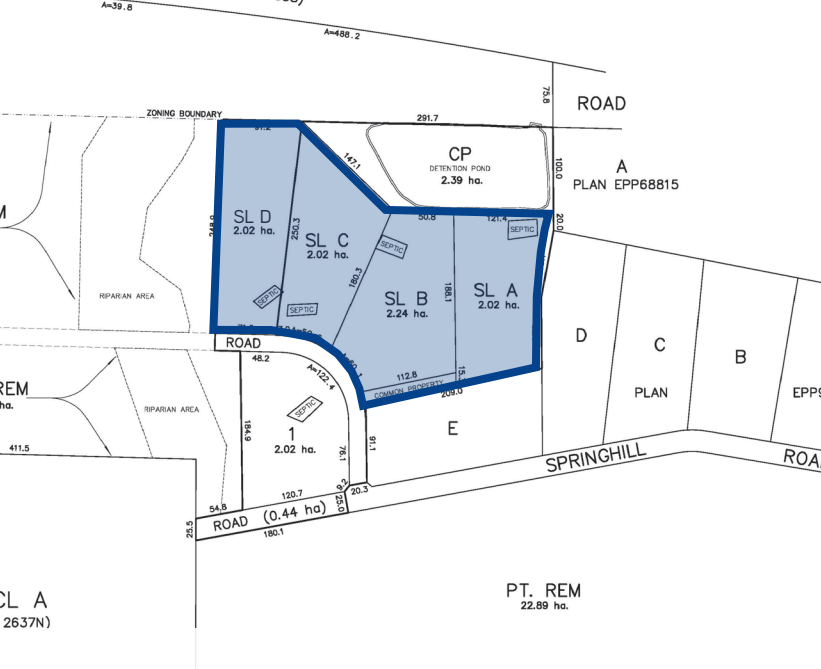
**\$2.5 mil**

**Jason Winton**

Vice President & Managing Broker  
+1 778 690 2091  
jason.winton@colliers.com

**Ben Wedge**

Associate  
+1 778 690 2089  
ben.wedge@colliers.com



## Location

Located at the end of Springhill Road, the lots are in immediate proximity to Highway 1 and the Alberni Highway.

## The Area

The City of Parksville with an abundance of amenities and a population of 12,514 is a 5-minute drive.

## Salient Details

- Access to Springhill Road
- Lots will be serviced with water wells. The buyer will be responsible for septic system and storm retention pond as part of the BP process
- Level

## Timeline

The Lots are presently being subdivided with preliminary approval expected imminently and completion of the subdivision in summer 2022.

## Zoning

### I-1 – INDUSTRIAL 1

Permitted primary uses include but are not limited to: Commercial Card Lock, Dwelling Unit, Equipment Rental, Log Home Building, Product Assembly, Marshaling Yard, Outdoor Sales, Service and Repair, Transportation/Trans-shipment Terminal, Value Added Lumber Remanufacturing, Heliport, Warehousing/Wholesaling, Mini-Storage, and Cannabis Production. Permitted secondary uses include but are not limited to: Accessory Outdoor Storage, Accessory Building and Structures, and Accessory Office and Retail Sales.

## Municipality

Electoral Area F – Regional District of Nanaimo

*Sources: Stats Canada, City of Nanaimo*



### Jason Winton

Vice President & Managing Broker  
+1 778 690 2091  
jason.winton@colliers.com

### Ben Wedge

Associate  
+1 778 690 2089  
ben.wedge@colliers.com