

**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

\$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

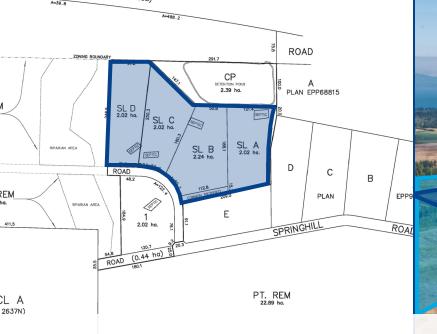
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Accelerating success.





#### 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.



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## 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

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