JINGLE POT
INDUSTRIAL PARK

4073 Old Slope Place, **Nanaimo**

Exclusive Advisor:

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JinglePotIndustrialPark.com

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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	ON HOLD					22, 23, 24
10	ON HOLD					25, 26, 30
11	ON HOLD					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.

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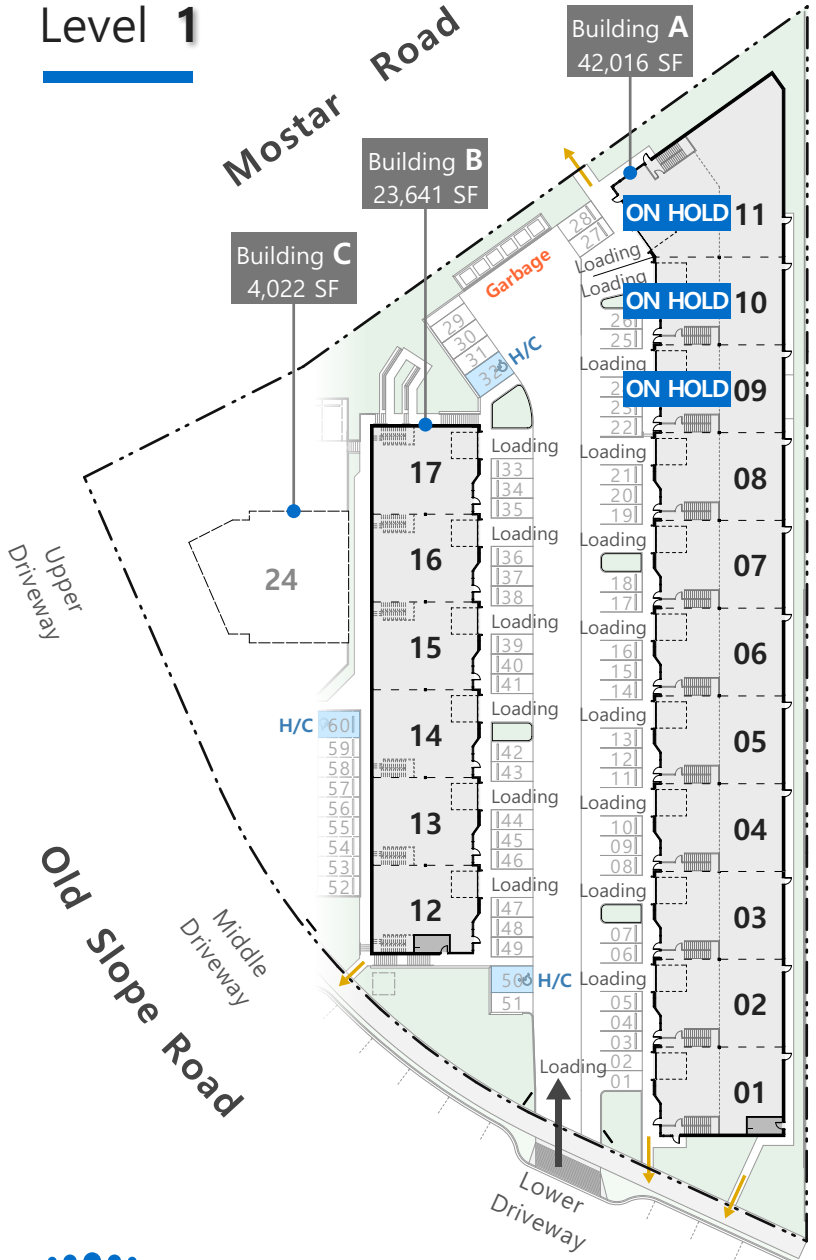
Level 1



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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	ON HOLD					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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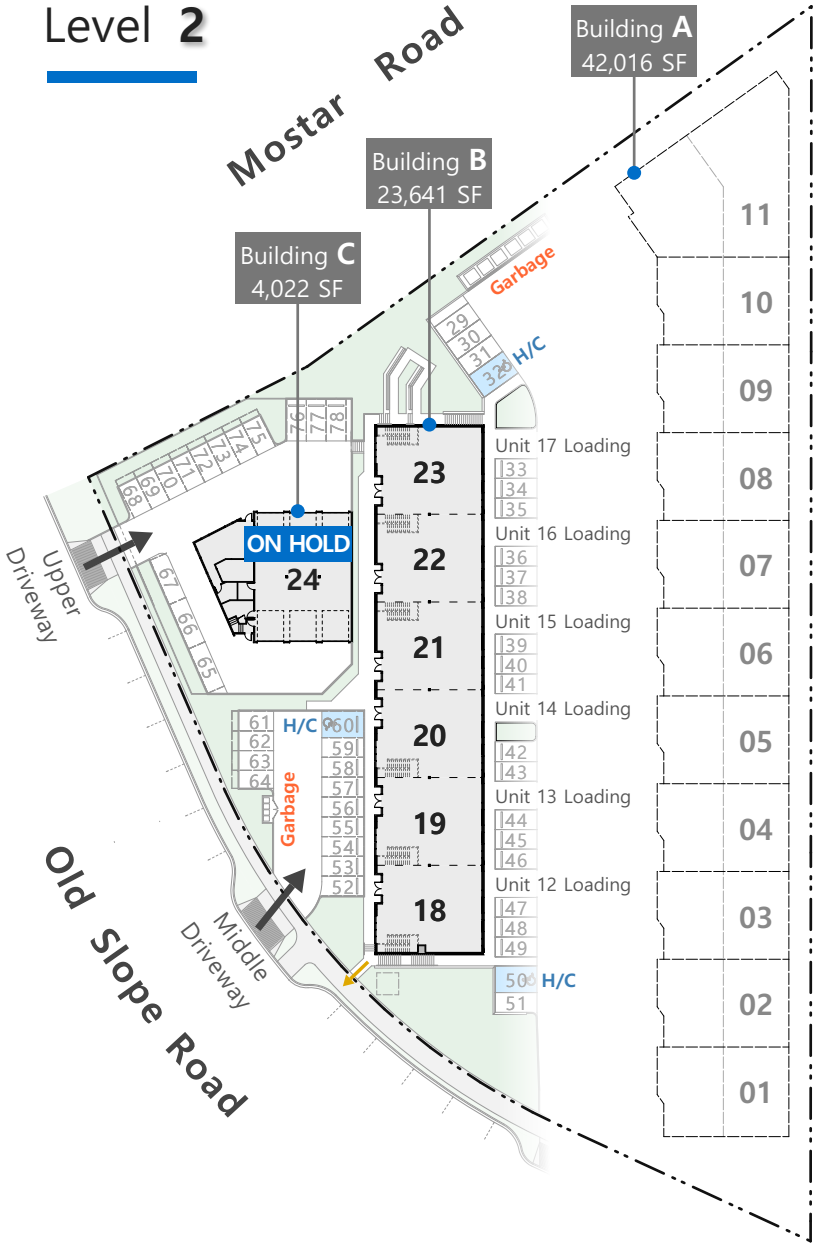
Level 2



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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

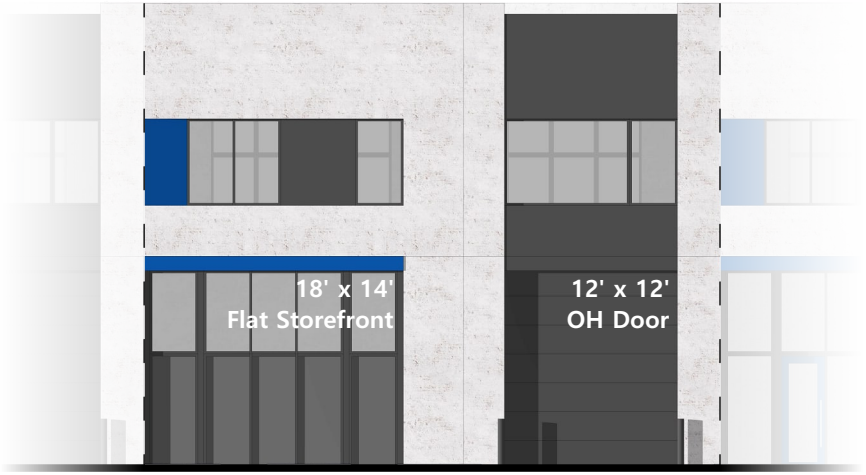
- Industrial LED lighting, tubular skylights, flood light at loading door
- Each unit has roof curb ready for a heating and cooling RTU
- Separately metered utilities
- 3-phase power (200 amp)

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

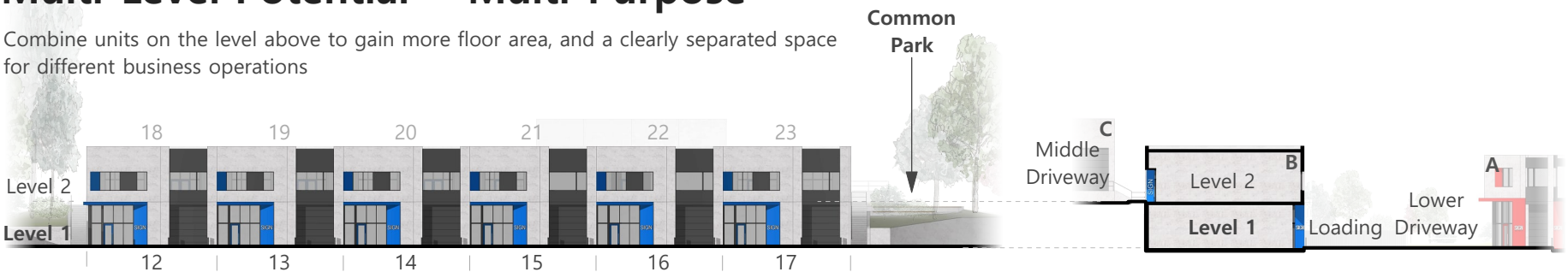


Adjoined Storefront

- 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

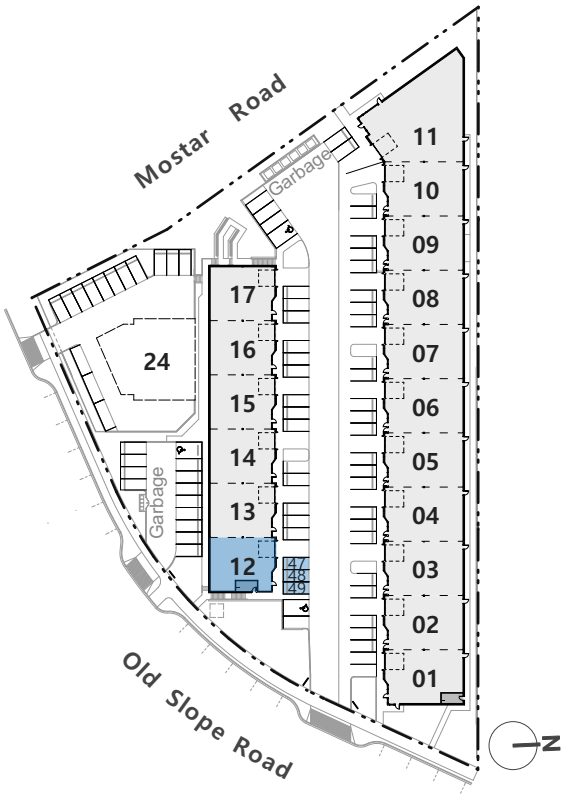
- Combine units on the level above to gain more floor area, and a clearly separated space for different business operations

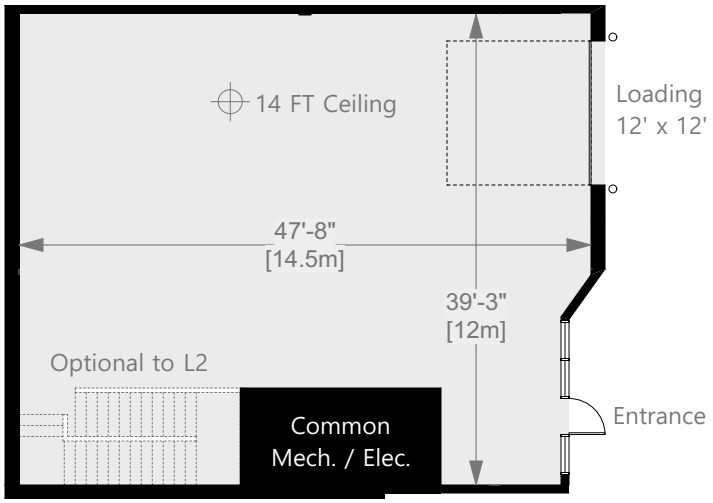


Unit 12

4073 Old Slope Place, Nanaimo

Parking Stalls	47, 48, 49
Level 1	1,830 SF
Level 2	Optional Unit 18
% Service Room	13 SF
Total	1,843 SF





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Unit 13

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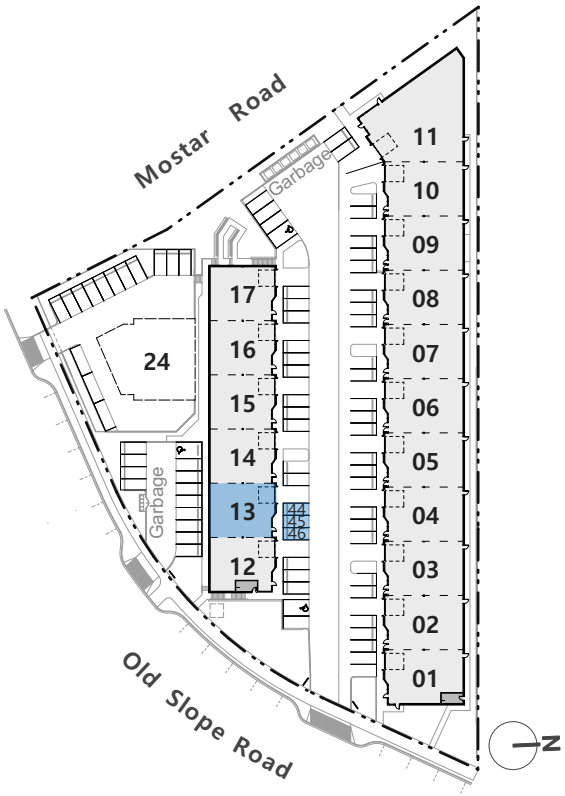
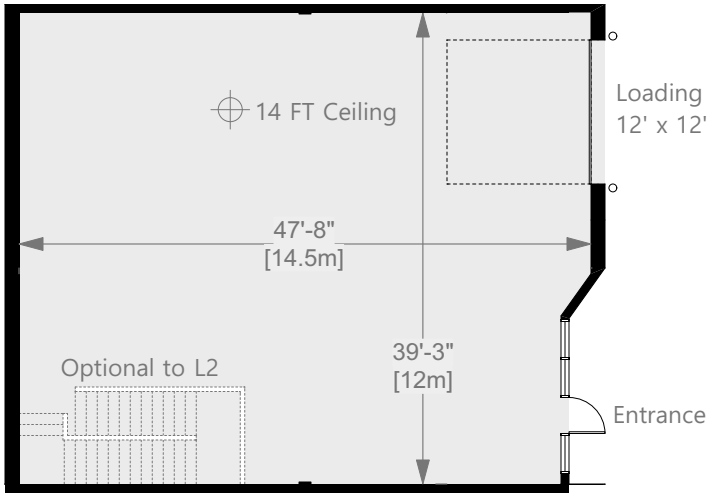
Parking Stalls	44, 45, 46
Level 1	1,952 SF
Level 2	Optional Unit 19
% Service Room	14 SF
Total	1,966 SF





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Unit 14

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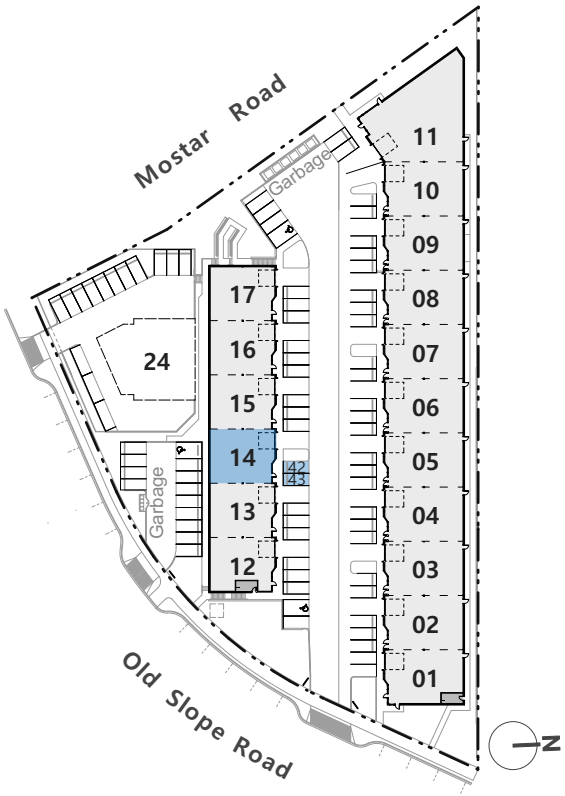
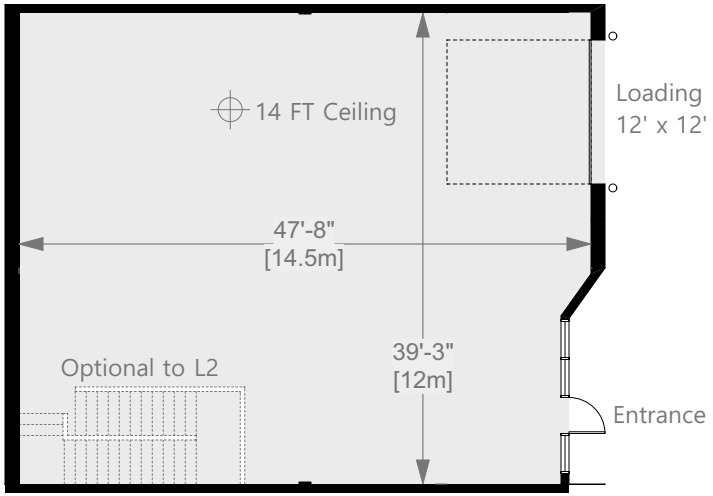
Parking Stalls	42, 43
Level 1	1,952 SF
Level 2	Optional Unit 20
% Service Room	14 SF
Total	1,966 SF





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Unit 15

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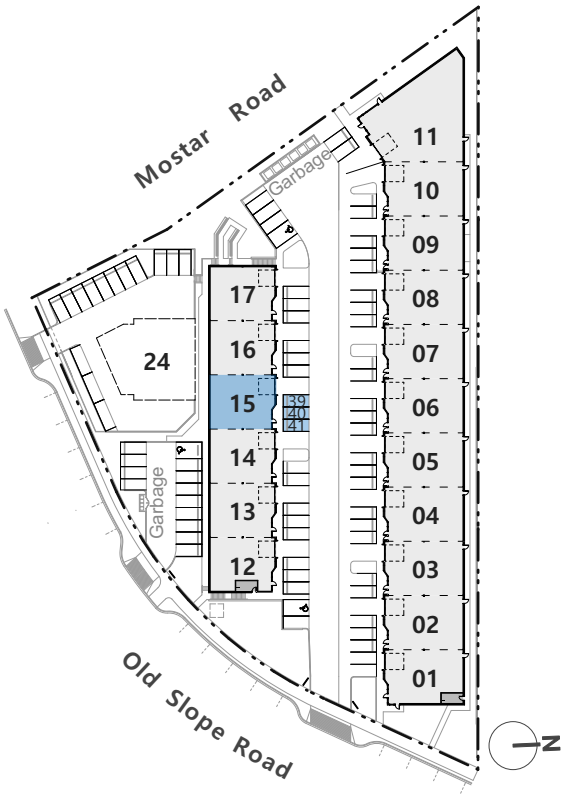
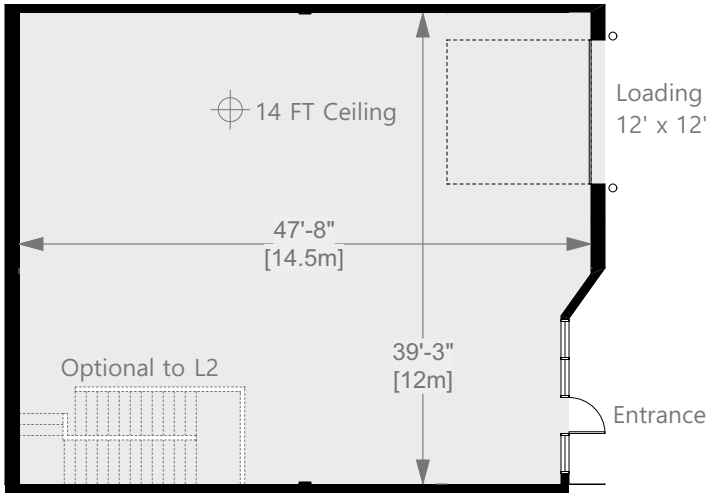
Parking Stalls	39, 40, 41
Level 1	1,952 SF
Level 2	Optional Unit 21
% Service Room	14 SF
Total	1,966 SF





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Unit 16

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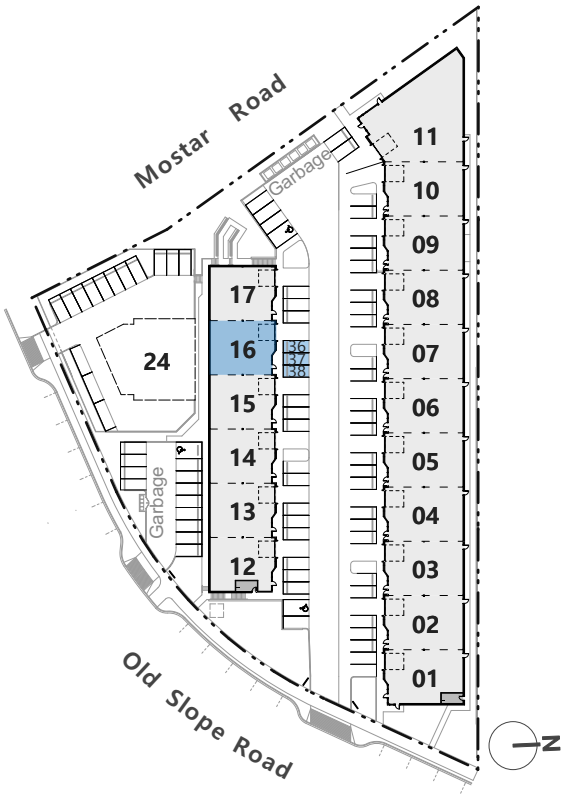
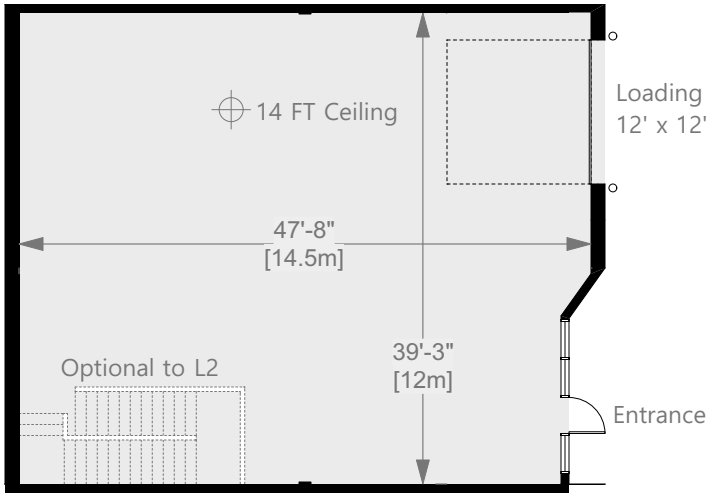
Parking Stalls	36, 37, 38
Level 1	1,952 SF
Level 2	Optional Unit 22
% Service Room	14 SF
Total	1,966 SF





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Unit 17

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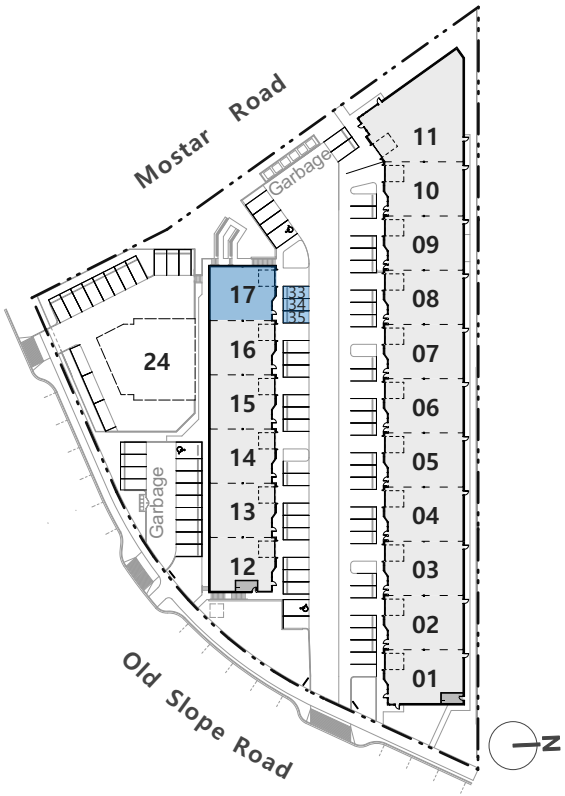
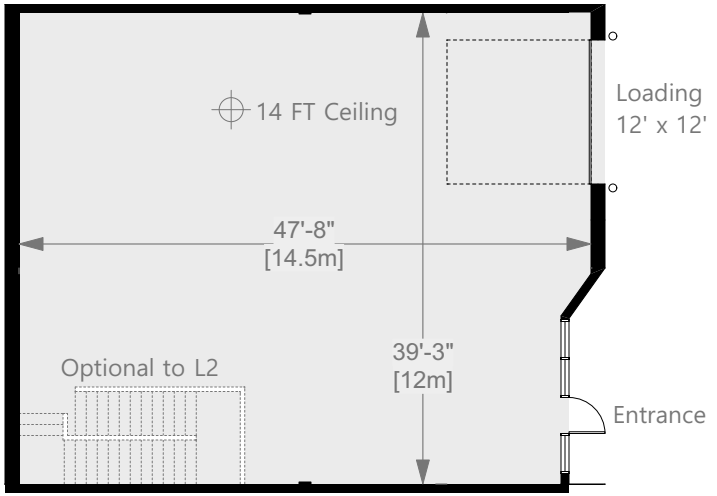
Parking Stalls	33, 34, 35
Level 1	1,994 SF
Level 2	Optional Unit 23
% Service Room	14 SF
Total	2,008 SF





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