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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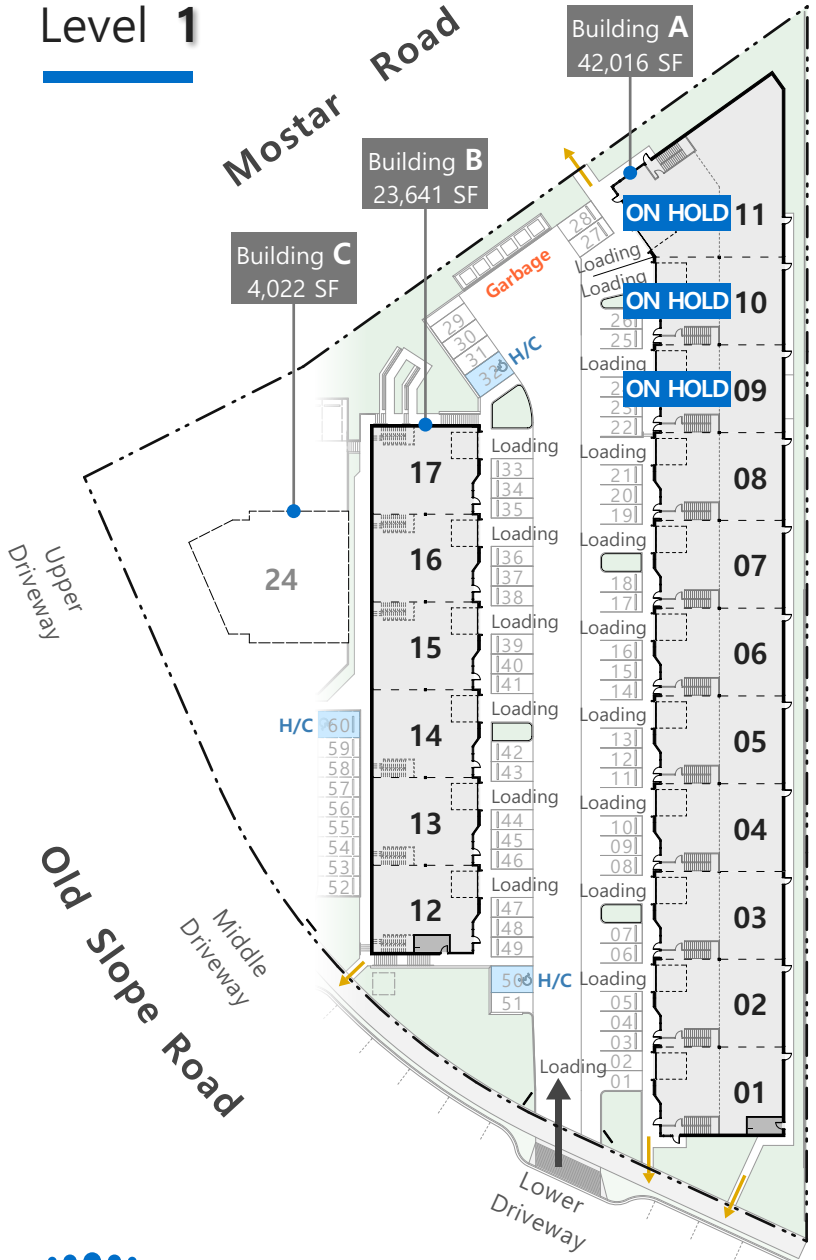
Level 1



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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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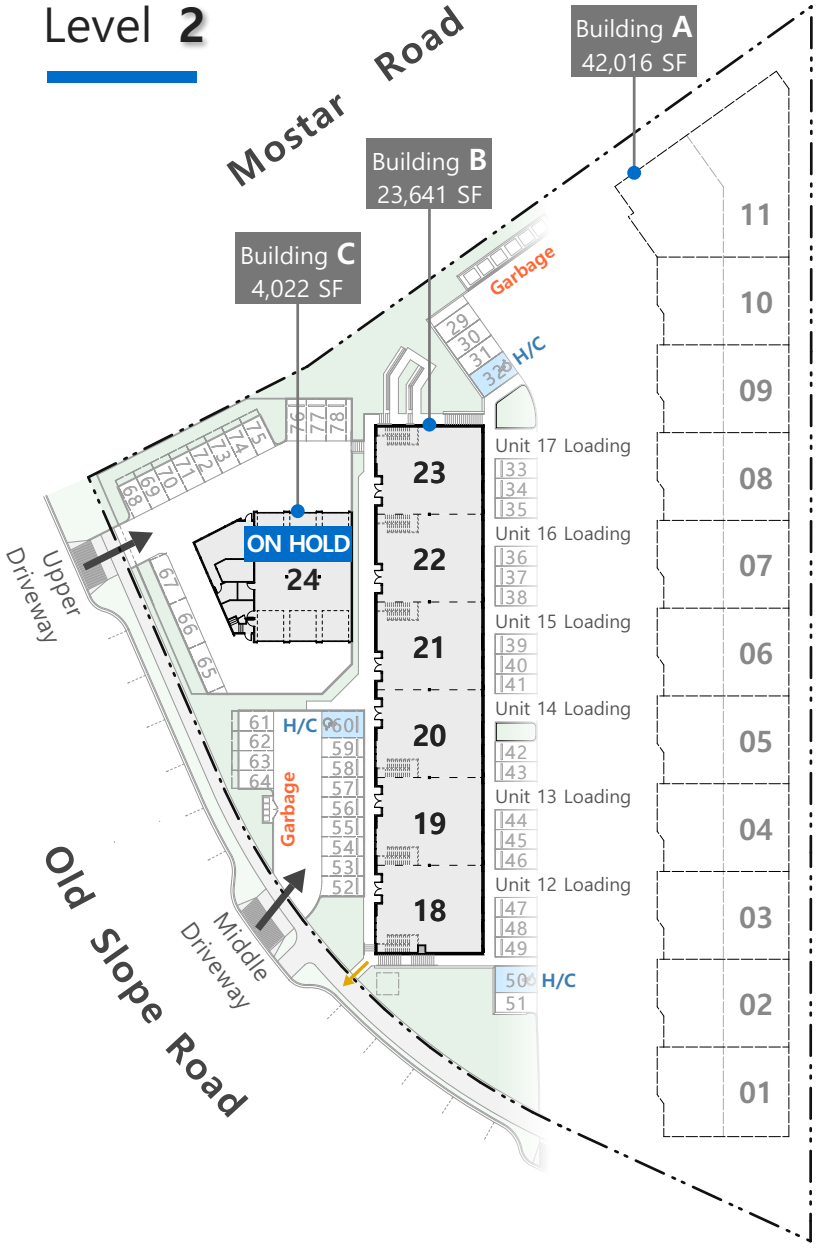
Level 2



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Building B - Level 2 Features

- Insulated precast concrete building
- Level 2 structure is open web steel joists with concrete topping
- Combine with a Level 1 unit for a 12' x 12' overhead loading door
- Floor-to-ceiling 14 ft tall aluminum storefronts bring ample natural light

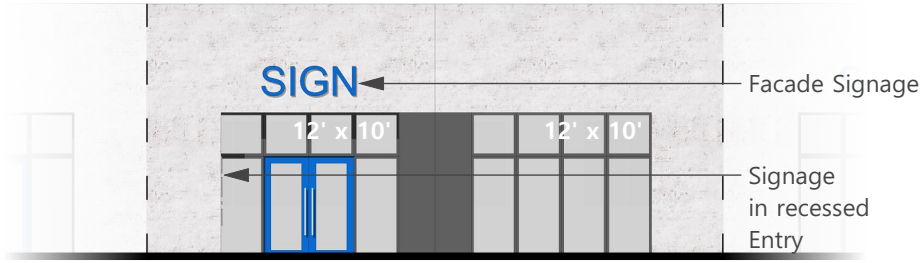
- Combine Level 1 unit below for loading, storage, workshop
- Stairs or elevator to Level 1
- Combine adjacent units together for more floor space
- Three signage locations per unit, Entry, Facade, and Driveway

- 200 PSF floor capacity on Level 2
- ESFR sprinkler system
- Plumbing rough-in for washrooms
- Common accessible parking stalls on both levels of driveway

- LED lighting and tubular skylights
- Each unit has roof curb ready for a heating and cooling RTU
- Separately metered utilities
- 3-phase power (200 amp)

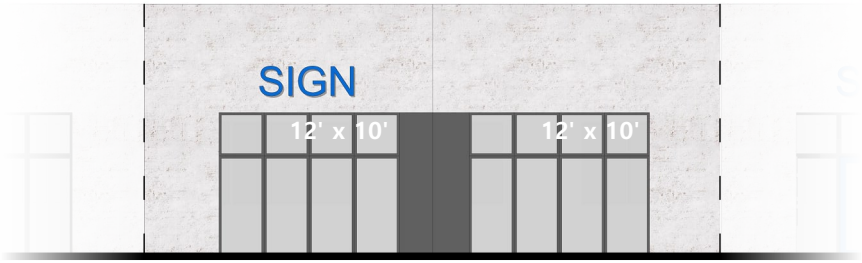
Building B - Level 2 - Independent or Adjoined Storefront Options

- Combine units on the same level and choose either Independent or Adjoined storefronts
- Each unit has two signage locations 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 and facade signage
- Provides a high-visibility entry point for your business

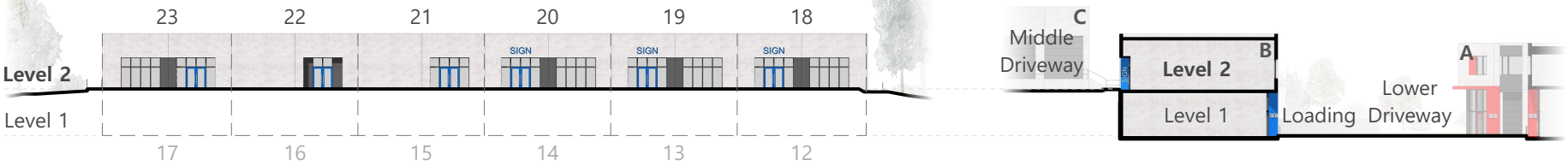


Adjoined Storefront

- Provides a flat continuous wall for a simplified interior space
- Adds 30 SF per unit
- Combine units to share covered entry and signage for multiple bays

Multi-Level Potential = Multi-Purpose

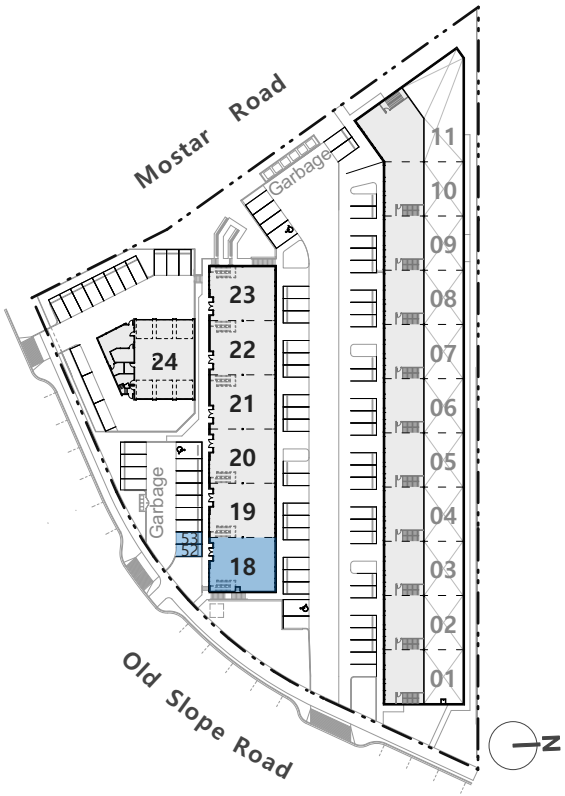
- Combine your Level 2 unit with a Level 1 unit via stairs or elevator to gain a Loading Bay
- Level 1 units (12-17) have Loading Bays

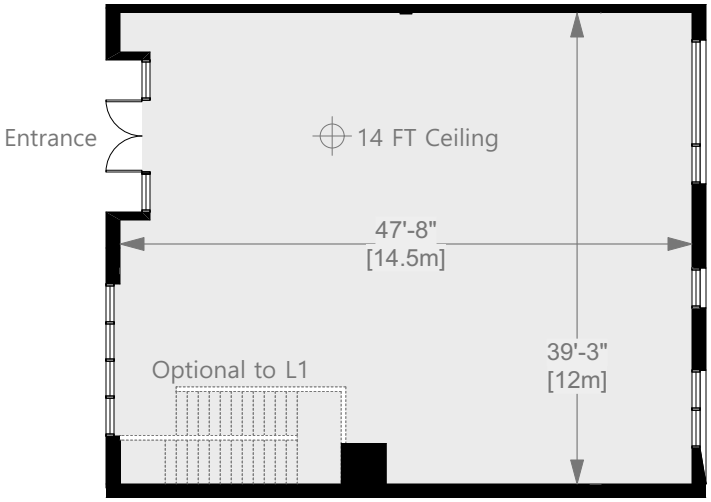


Unit 18

4073 Old Slope Place, Nanaimo

Parking Stalls	52, 53
Level 1	Optional Unit 12
Level 2	1,987 SF
% Service Room	14 SF
Total	2,001 SF





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Unit 19

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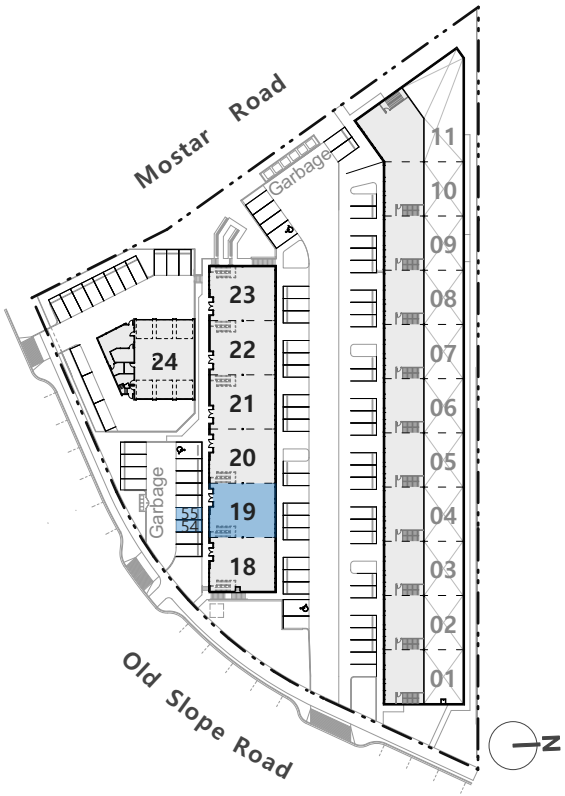
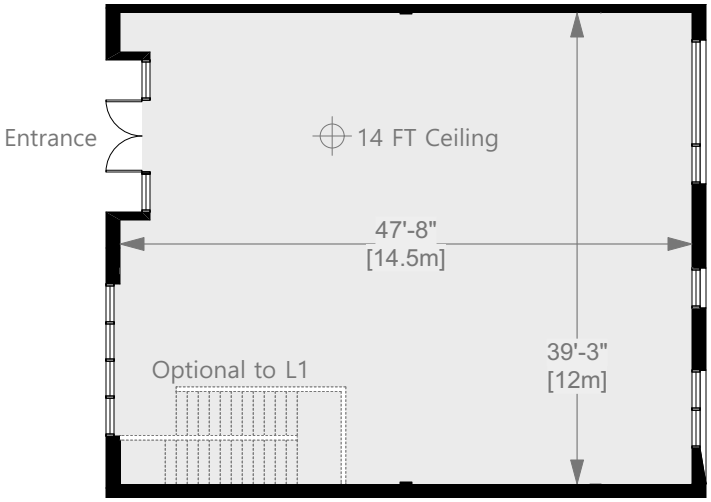
Parking Stalls	54, 55
Level 1	Optional Unit 13
Level 2	1,962 SF
% Service Room	14 SF
Total	1,976 SF





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Unit 20

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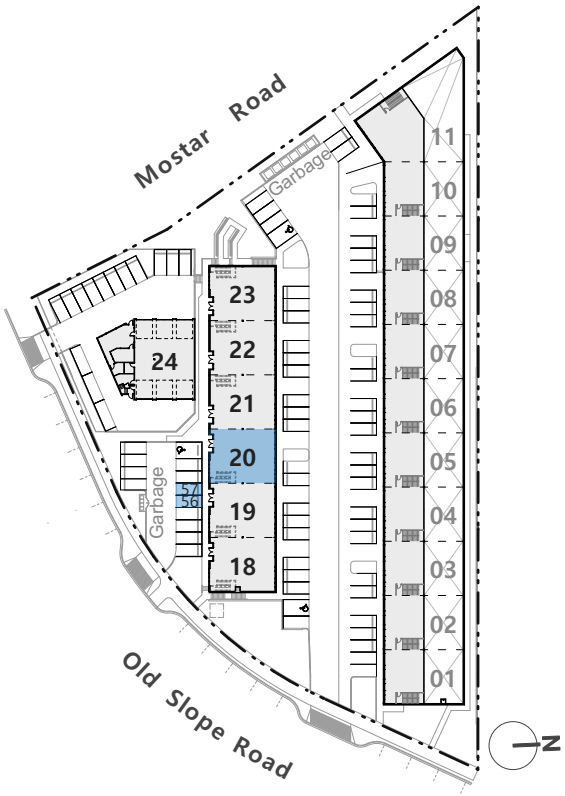
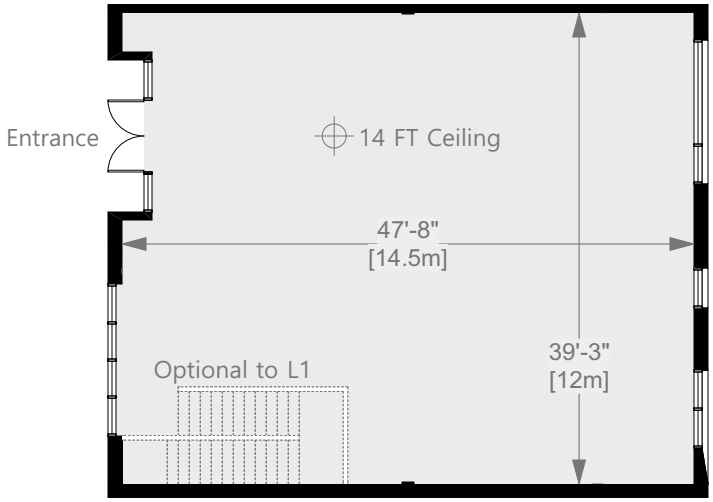
Parking Stalls	56, 57
Level 1	Optional Unit 14
Level 2	1,962 SF
% Service Room	14 SF
Total	1,976 SF





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Unit 21

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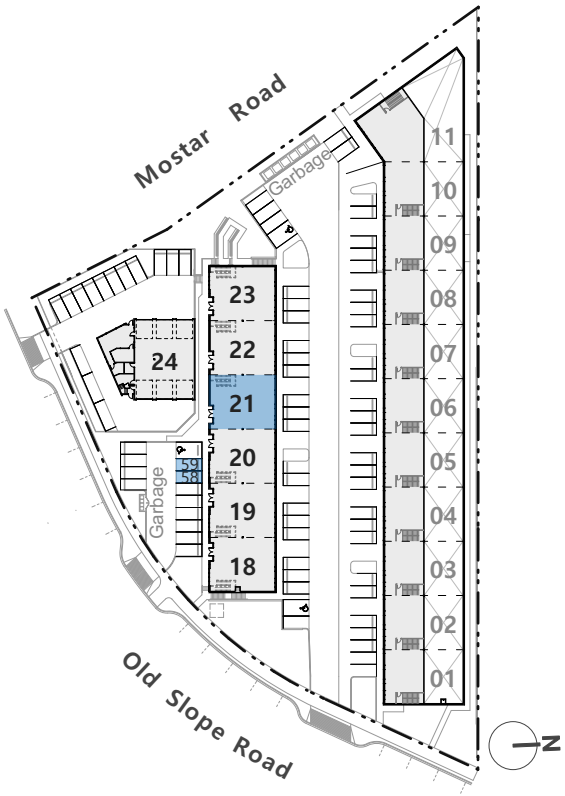
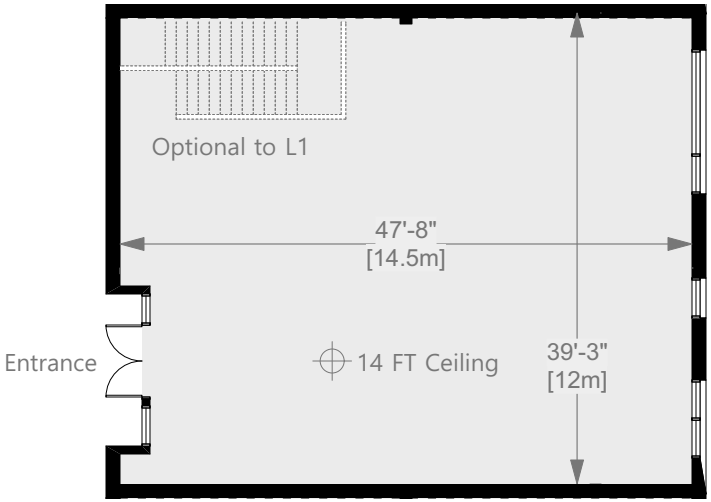
Parking Stalls	58, 59
Level 1	Optional Unit 15
Level 2	1,962 SF
% Service Room	14 SF
Total	1,976 SF





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Unit 22

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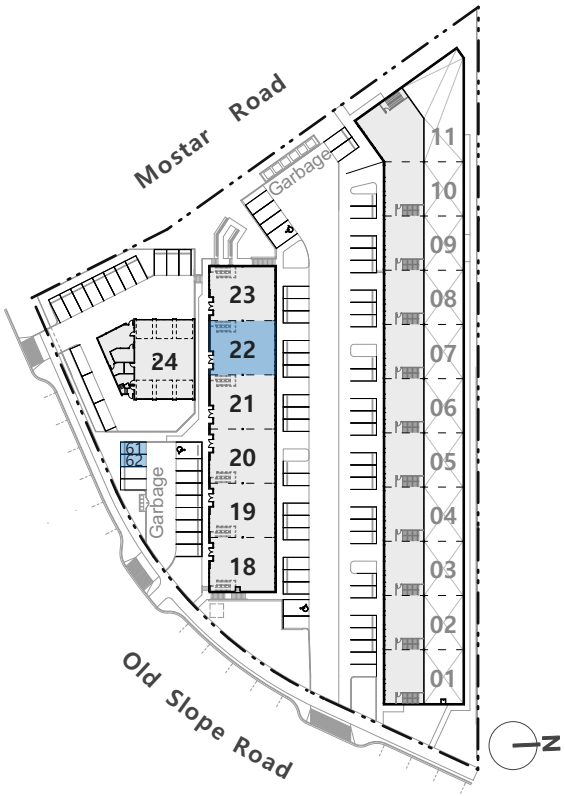
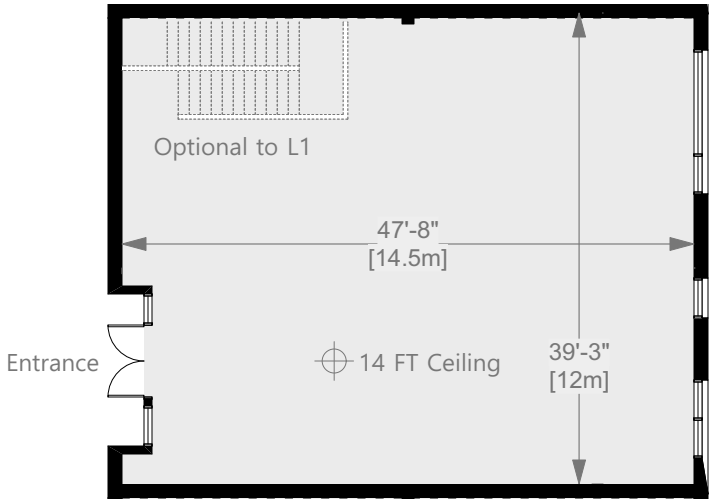
Parking Stalls	61, 62
Level 1	Optional Unit 16
Level 2	1,962 SF
% Service Room	14 SF
Total	1,976 SF





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Unit 23

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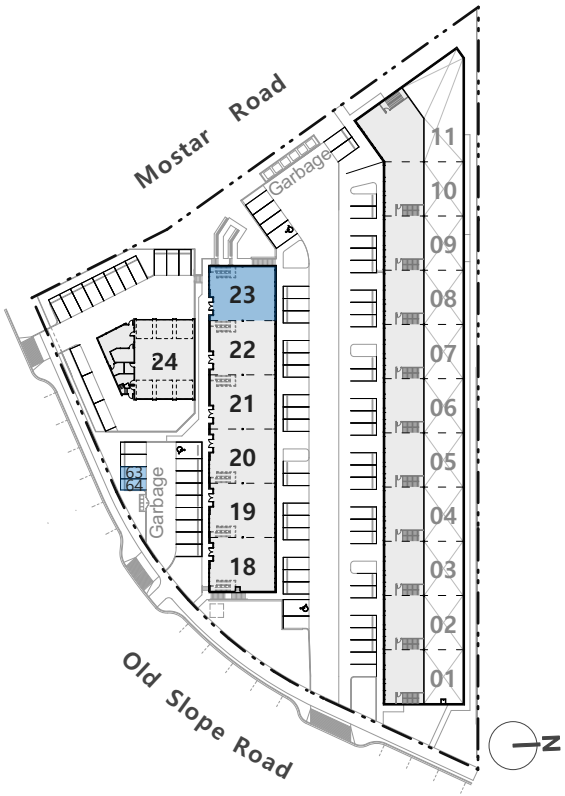
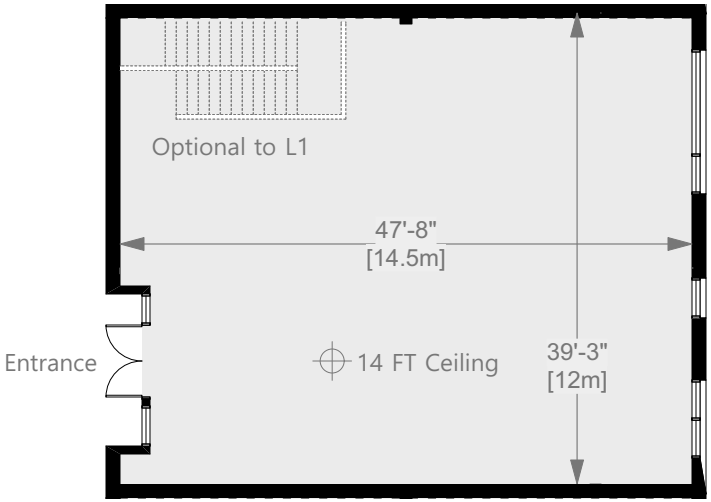
Parking Stalls	63, 64
Level 1	Optional Unit 17
Level 2	2,004 SF
% Service Room	14 SF
Total	2,018 SF





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