JINGLE POT INDUSTRIAL PARK

4073 Old Slope Place, **Nanaimo**

Pre-Sale & Pre-Lease | Light-Industrial Units | New Construction

Exclusive Advisor: **Patrick Gunville**
Direct: **250-895-1177**

Listed By:

CBRE

Designed, Developed and Marketed by:

Nanaimo Industrial Space Ltd.

2K Architecture

family tree developments

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4073 Old Slope Place, **Nanaimo**

Exclusive Advisor:

Patrick Gunville CBRE

Senior Associate | Sales & Leasing for Mid-Island

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JinglePotIndustrialPark.com

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Building **A**

Beautifully designed buildings, signage and landscaping

Jingle Pot Industrial Park offers professional, durable, and highly functional spaces

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Building **B** - Level **1**

Developer offering Build-to-Suit units in main building permit until June 2026

Optimize the space for your specific business operations | Establish | Thrive

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Building **B** - Level **1**

Combine units

Stratified units offer opportunity to combine adjacent or stacked units

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Building **B** - Level **2**

Development Team offering services: Fit your business into this development

Feasibility Report | Unit Design | Permits | Construction

Opportunity

Jingle Pot Industrial Park features twenty-four premium industrial strata units within three distinct concrete buildings, totaling 70,891 SF.

Three dedicated road access points and prominent pylon signage at each driveway entrance provides excellent visibility and efficient access. Units range from 1,768 SF up to 6,098 SF, with the opportunity to combine available units for even larger contiguous floor plans, providing flexibility for a variety of business needs.

Close access to key regional markets, direct mainland connections via two major ferry terminals, and proximity to established amenities and a skilled local workforce support reliable operations and position your business for long-term growth.

Strategically located at the center of Vancouver Island's expanding and diverse economy, Jingle Pot Industrial Park presents an exceptional opportunity to secure your place in a growing market.

Build-to-Suit

- Include your tenant improvements in the main building permit until application in June 2026.

Ready for Occupancy

- Fall 2028

Loading

- 21 ft (6.4m) to 33 ft (10m) trucks
- 12 ft (3.7m) x 14 ft (4.3m) doors

Flexible Spaces

- Building A combine units on L1
- Building B combine units on L1 & L2

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Zoning and Types of Businesses

This property is within Nanaimo City's I2 - Light Industrial zone, which permits a wide variety of businesses, such as:

- Automotive Repair
- Boat Construction and Repair
- Storage Yard
- Truck, Trailer and Heavy Equipment Sales
- Repair Shop

- Manufacturing / Contractor Office
- Prefab Home Sales and Manufacturing
- Printing and Publishing Facility
- Production Studio
- Sign Shop

- Food and Beverage Processing
- Production Bakery
- Micro Cannabis Production and Processing

- Mini Storage
- Storage Yard
- Warehouse
- Wholesale
- Lumber Yard

- Laboratory
- Light Industry
- Research Facility
- Custom Workshop

- Refund Container Recycling Depot
- Service Industry
- Social Service Resource Centre

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

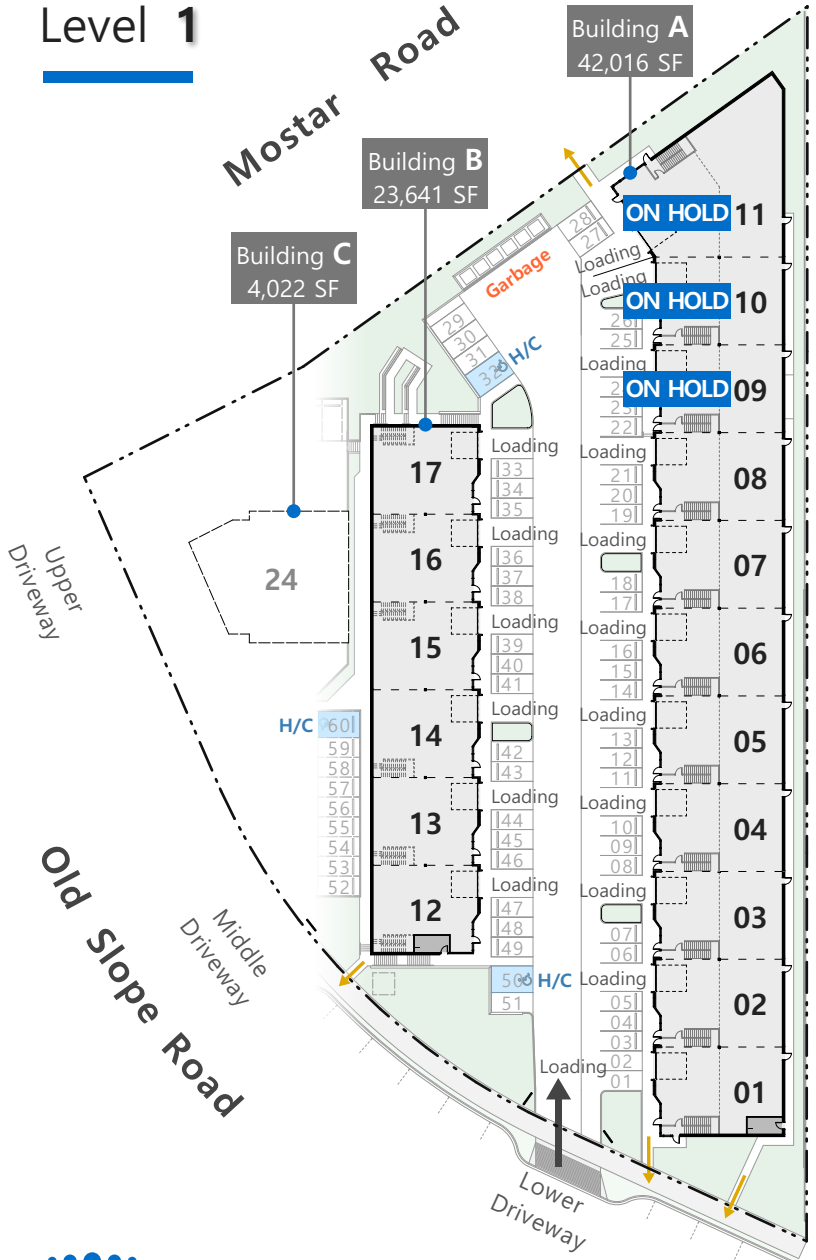
* Unit **Total SF** includes a proportional amount of Service Room Area as a % of the Total Building SF.

** **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.

All dimensions and sizes are approximate and are intended as a general reference only, not to be relied upon, and are subject to change without prior notice.

Level 1



JINGLE POT
INDUSTRIAL PARK

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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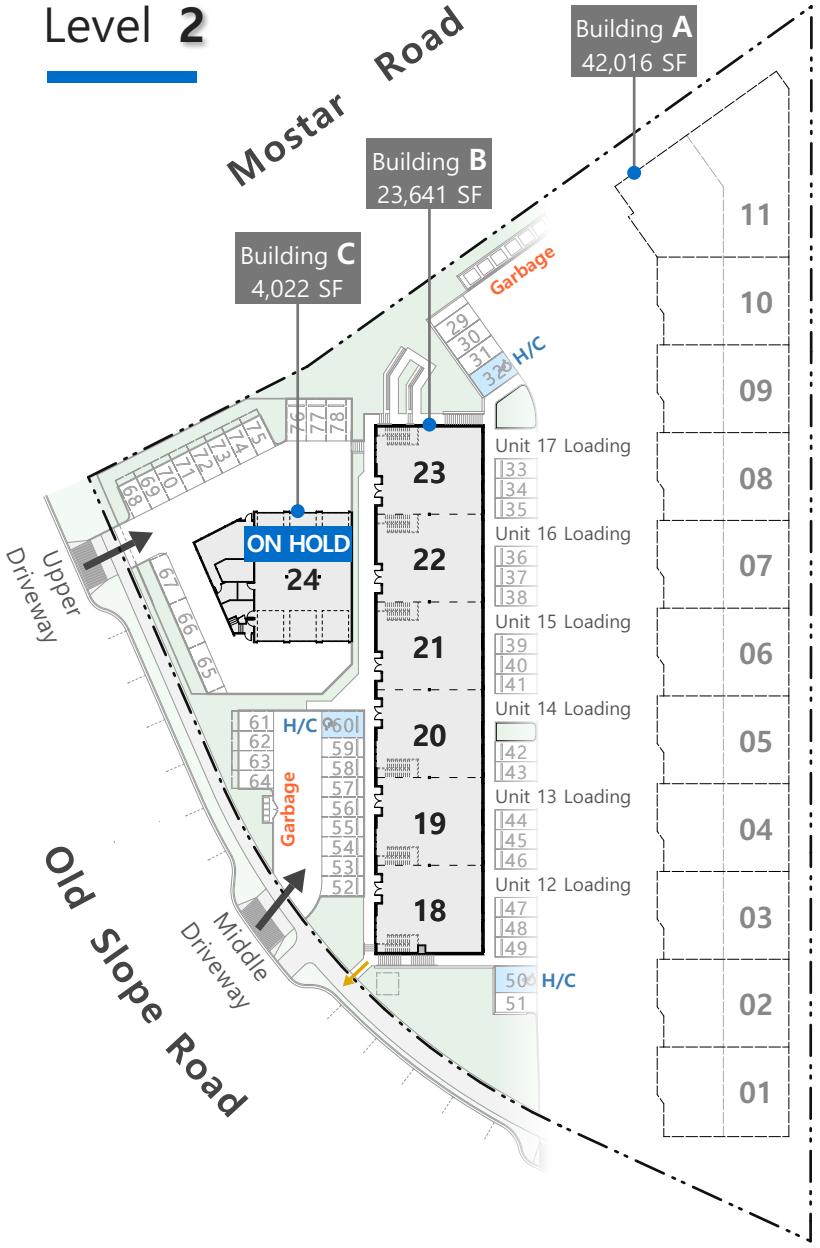
Level 2



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Building A Features

- Insulated precast concrete building
- Level 2 structure is open web steel joists with concrete topping
- 33 ft (10m) truck loading per unit 12' x 14' overhead door
- Floor-to-ceiling 15 ft tall aluminum storefronts bring ample natural light

- Separated Level 2 entrance gives an opportunity to lease or sub-lease
- Optional commercial elevator
- 15' ceiling in front under Level 2 28' ceiling in back of unit
- Combine units together for more loading bays and floor space

- 500 PSF floor capacity on Level 1
- 100 PSF floor capacity on Level 2
- ESFR sprinkler system
- Plumbing rough-in for washrooms at Level 1 & 2

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

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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)

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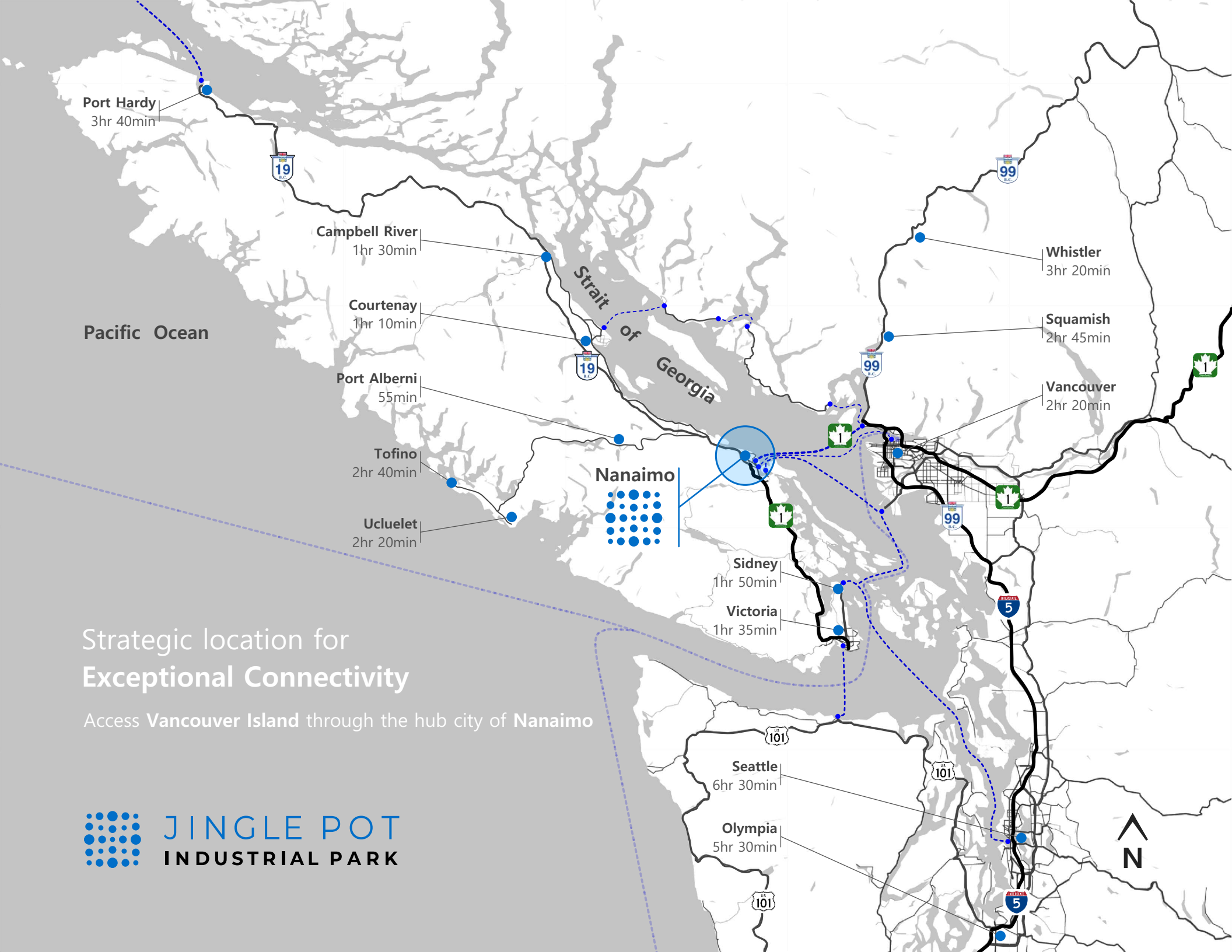
Building B - Level 2 Features

- 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)



Strategic location for

Exceptional Connectivity

Access **Vancouver Island** through the hub city of **Nanaimo**

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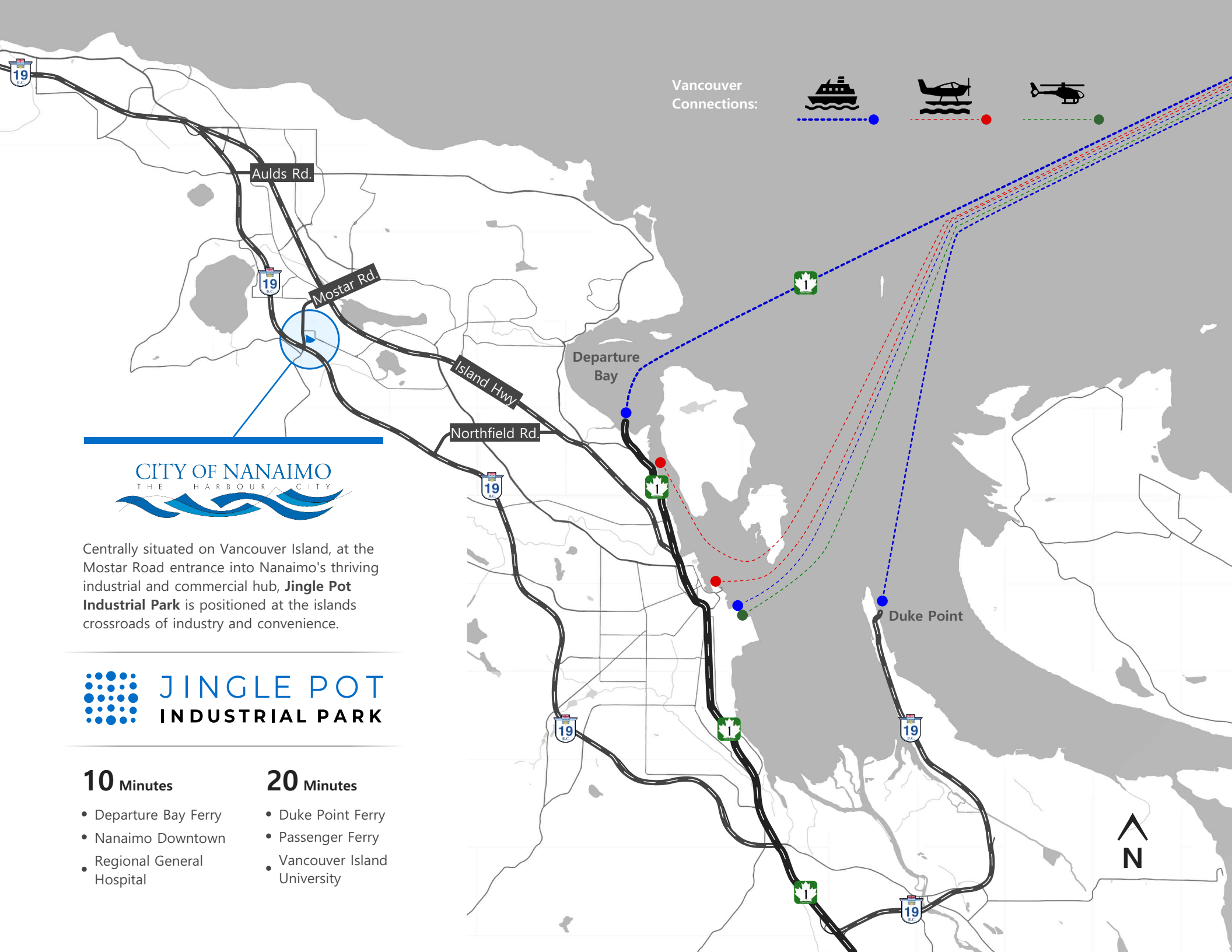


CITY OF NANAIMO
THE HARBOUR CITY

Centrally situated on Vancouver Island, at the Mostar Road entrance into Nanaimo's thriving industrial and commercial hub, **Jingle Pot Industrial Park** is positioned at the islands crossroads of industry and convenience.

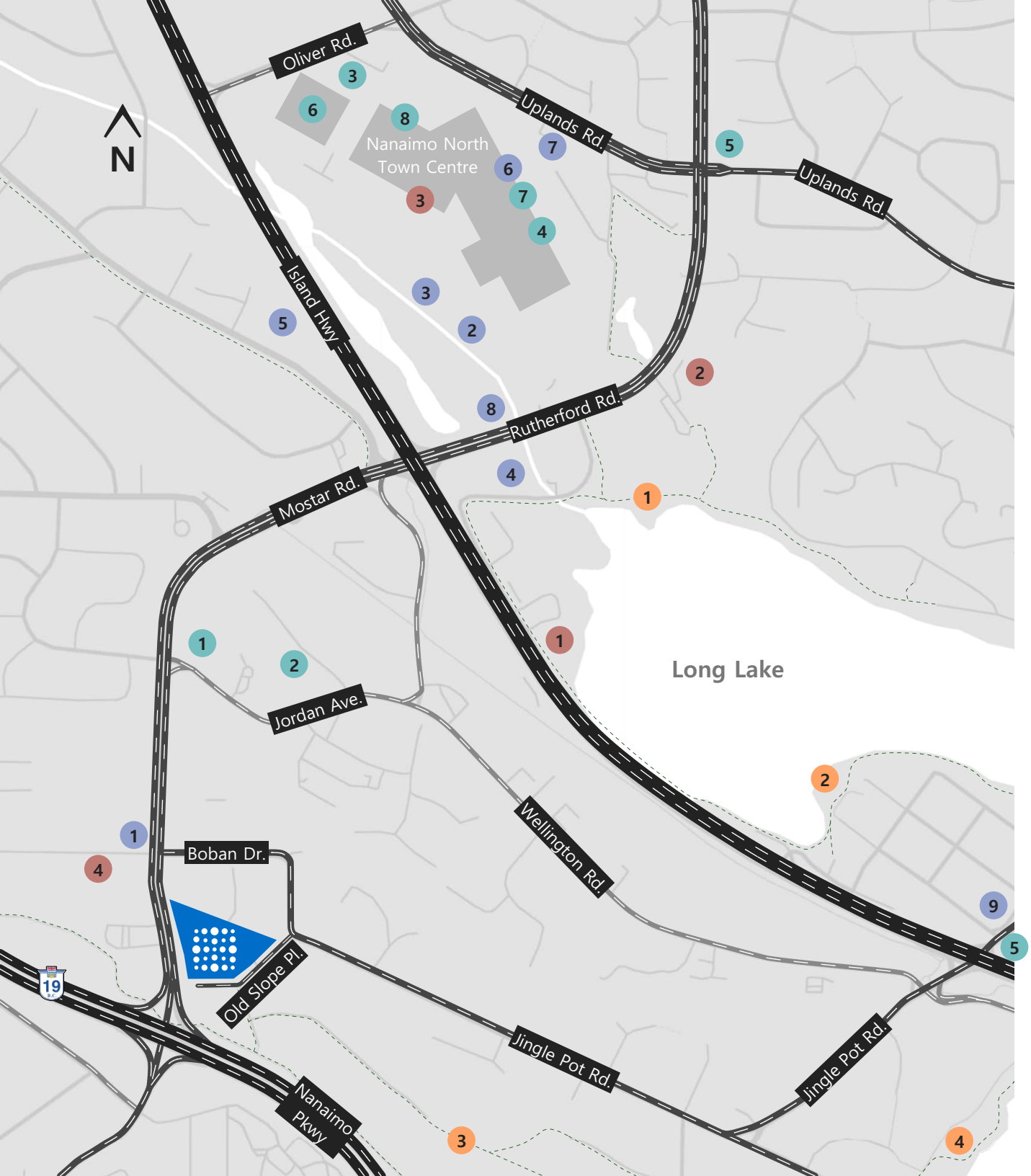
JINGLE POT INDUSTRIAL PARK

10 Minutes

- Departure Bay Ferry
- Nanaimo Downtown
- Regional General Hospital

20 Minutes

- Duke Point Ferry
- Passenger Ferry
- Vancouver Island University



Local Amenities

Restaurants

1. Smokin' Georges BBQ
2. Montana's BBQ & Grill
3. Driftwood Chinese Buffet
4. Dami Sushi / Fatburger
5. Saigon Kitchen
6. Subway
7. Tim Hortons
8. McDonald's
9. Wellington Hotel Pub

Shopping

1. Slegg Building Materials
2. Fountain Tire
3. Electric Car Charge Point
4. Fairway Grocery Market
5. Gas Station
6. Canadian Tire
7. London Drugs
8. Rona

Accommodation & Entertainment

1. Inn on Long Lake
2. The Grand Hotel
3. Galaxy Cinema
4. Romper Room (Rock Climbing)

Parks & Trails

1. Lakeview Park (Long Lake)
2. Loudon Park (Long Lake)
3. Elmwood Park
4. Shenton Park (Diver Lake)

Multi-Use Pathway ----------

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Development Team

A local experienced team

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kinship design • art • ecology

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Specializing in Nanaimo & Mid-Island

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