



## 1139 Franklin's Gull Rd Parksville BC

\$4,700,000

A standout industrial opportunity in the Parksville Industrial Park. This high quality 13,377 sq ft facility on 1.107 acres offers excellent exposure with frontage on Franklins Gull Road and Industrial Way, plus quick access to the Island Highway. Built in 2010 and continually improved, the building includes a clear span machine shop, welding and fabrication bays, multiple overhead doors, well finished offices, and upper level workspace. Ceiling heights reach approx 26 feet. Features include three phase 600 amp 600 volt service, in floor radiant heating powered by recycled used motor oil, heat pumps, full sprinkler system, and a natural gas backup generator. Several bridge cranes are installed, including a 10 tonne crane plus 2 tonne and 1 tonne cranes. I1 zoning supports a wide range of industrial and service commercial uses. Fully fenced with paved parking, wash down pad with oil water separator, and rear yard storage. Rare turnkey industrial asset in a high demand mid Island market.

Listing Presented By:



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