



7030 Bell McKinnon Rd Portion of Duncan BC

\$16

Prime Warehouse/Flex Space with Highway-Front Yard - Up to 1 Acre Exterior Available. Rare opportunity to lease flexible industrial/commercial space featuring: - Warehouse space - Offices - Open flex areas - Washrooms. Option to include up to 1 acre of prime exterior yard space directly fronting the Trans-Canada Highway for excellent visibility and exposure. Just blocks away from the new Quw'utsun Valley Hospital (opening 2027) - an ideal staging/storage area for construction, medical supply, equipment, or related operations in this fast growing area. Zoning allows multiple permitted uses under C3 and C2 (Tenant to confirm suitability for their specific operations). Lease Terms (Gross) - exterior yard additional \$0.75/sq ft - Tenant pays GST + proportional hydro/utilities. All sizes approx. Perfect for storage, distribution, equipment staging, or other ventures. Secure this high-exposure, strategically located spot today. Tenants to rely on their own due diligence as to use.

Listing Presented By:



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