

**2787 BECK AVENUE**

Cumberland, BC



**FOR SALE**

**OPPORTUNITY TO PURCHASE  
3.12 ACRES OF INDUSTRIAL LAND**

**CORDELL LLOYD**  
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# FOR SALE

## 2787 BECK AVENUE

Cumberland, BC

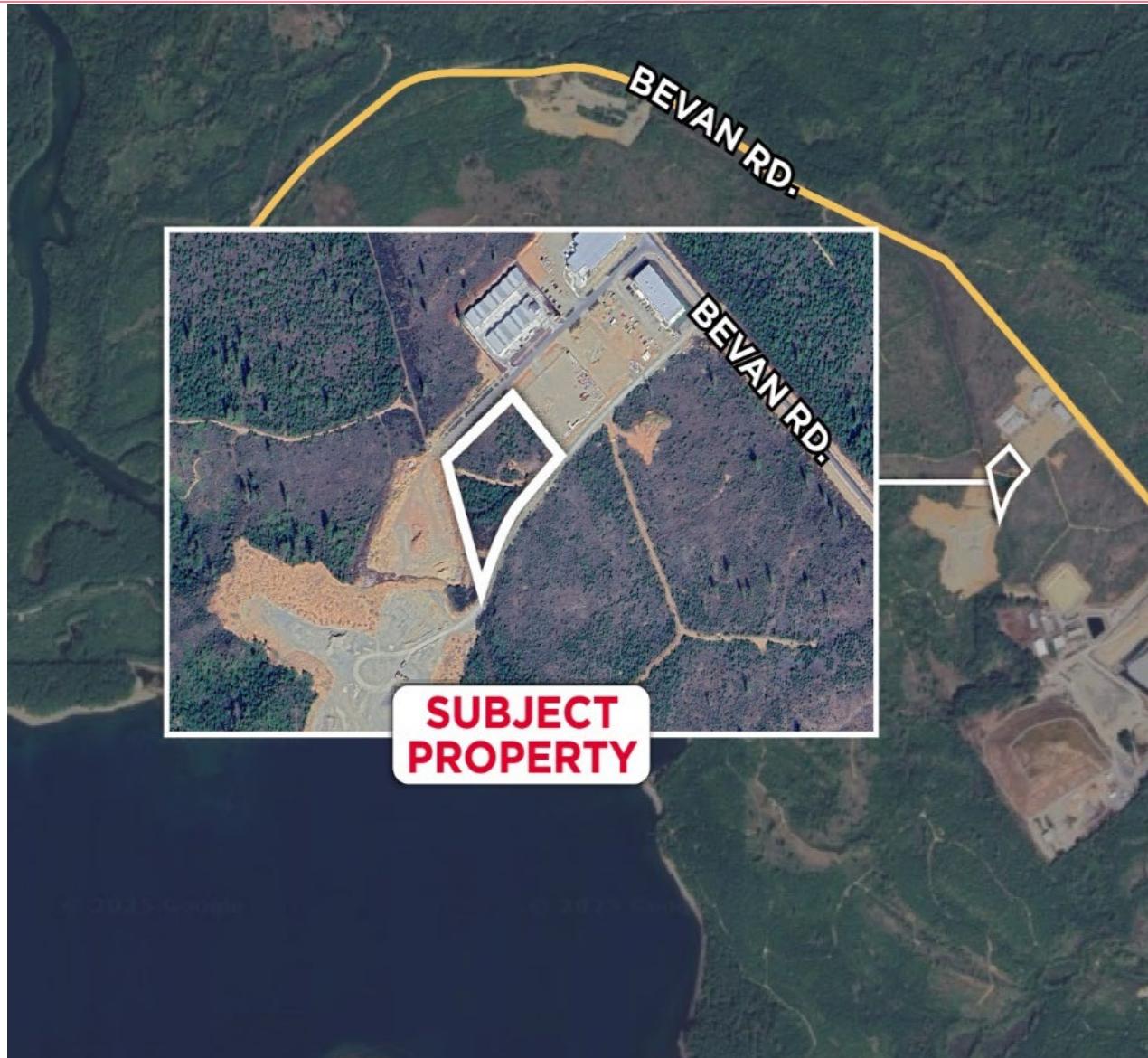


### OPPORTUNITY

Cushman & Wakefield is pleased to present the opportunity to purchase I-2 zoned industrial lands in Cumberland BC. The Subject site provides a rare opportunity to purchase freehold land in the Cumberland market.

### PERMITTED USES:

- Aggregate processing
- Heavy industrial operations
- Light industrial operations
- Renewable resource processing
- Sawmill operations
- Warehouse and distribution facilities
- Outdoor storage
- Recycling facilities
- Automobile body shops
- Automobile service facilities
- Automobile salvage and wrecking yards
- Fleet service operations
- Retail automotive uses
- Medical & recreational cannabis operations



Asking Price:  
\$2,300,000.00



Building permits in hand for new  
purchasers to assume at their discretion

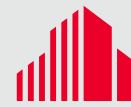


I-2 Zoning:  
Heavy Industrial Zone

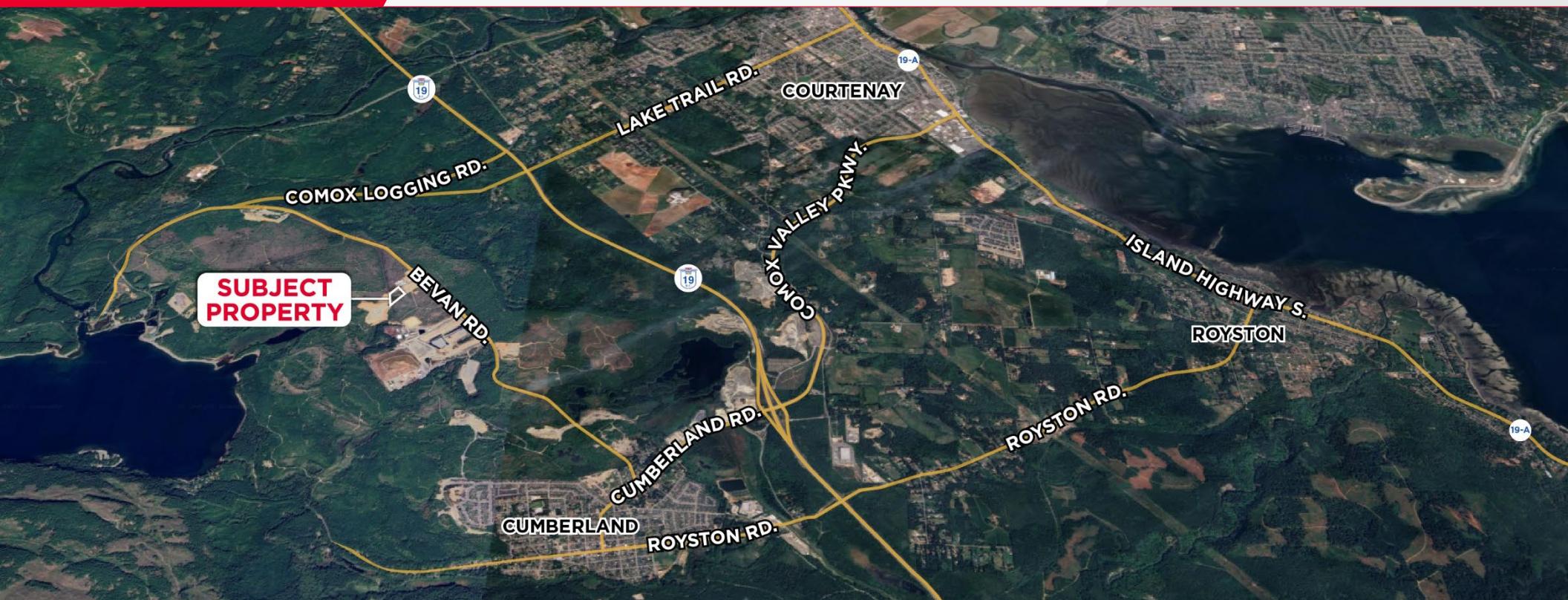
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### **DEVELOPMENT POTENTIAL:**

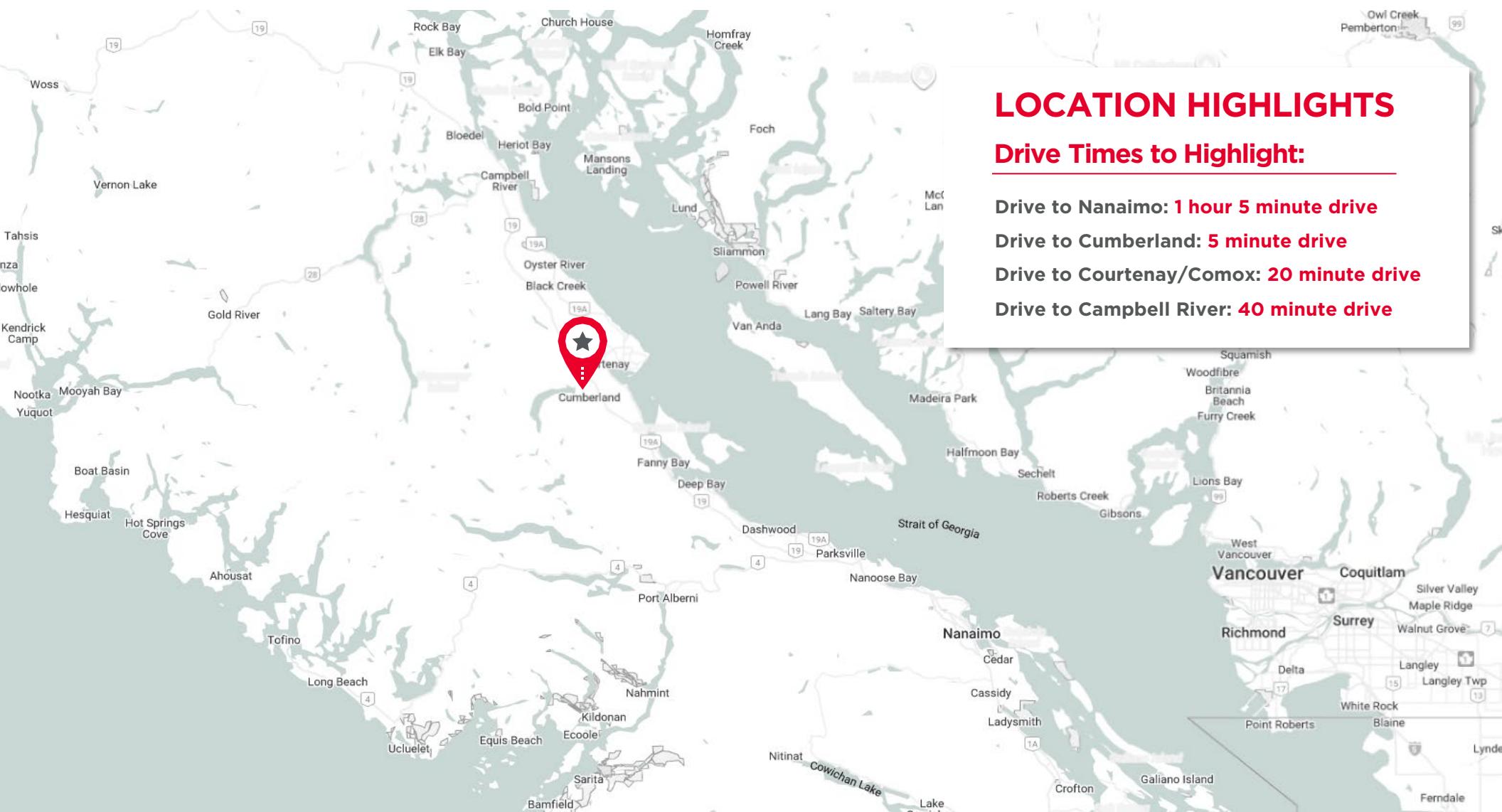
- Approximately 3.12 acres of industrial land
- I-2 Heavy Industrial zoning designation
- Potential to support up to approximately 68,000 square feet of buildable area, subject to site design and servicing
- Functional site layout suitable for truck oriented and heavy industrial operations

### **Building Permits in Place**

- Building permits currently in place, allowing flexibility for a purchaser to proceed
- Availability of existing building plans to assist in evaluating development potential

### **Build to Suit Opportunity**

- Potential for build to suit opportunities from the vendor for qualified users



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## LOCATION HIGHLIGHTS

### Drive Times to Highlight:

- Drive to Nanaimo: **1 hour 5 minute drive**
- Drive to Cumberland: **5 minute drive**
- Drive to Courtenay/Comox: **20 minute drive**
- Drive to Campbell River: **40 minute drive**