



FOR SALE

6184 Scott Road
North Cowichan, BC

Brand New Industrial Strata Units

- » Strategically Located
- » I1 (Light Industrial) Zoning
- » 20' Clear Warehouse Ceiling Height
- » 3-Phase / 200-AMP Power Supply

UPDESH GREWAL

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6184 Scott Road, North Cowichan

Strategically located close to the Cowichan District Hospital, this light industrial zoned site offers excellent local connectivity. The development features four premium tilt-up industrial strata warehouses with flexible size options ranging from 4,440 to 20,955 square feet. Each unit is engineered for heavy-duty performance, featuring 20' clear warehouse ceiling height and a robust main floor load capacity of 250 pounds per square foot.

Businesses will benefit from convenient access via one 12' x 14' grade-level loading door per unit, alongside a reliable 3-Phase, 250-AMP, 120/208-Volt power supply. The efficiently designed layouts also include sturdy concrete mezzanines with 100 pound per square foot load capacity, perfect for additional storage or future office build-outs. Each unit will come equipped with two gas-fired forced-air heaters and one accessible washroom.



PROPERTY INFO

UNIT 1	Area	4,440 ft ²
	Asking Price	\$1,554,000 (\$350 per ft ²)
UNIT 2	Area	5,205 ft ²
	Asking Price	\$1,717,650 (\$330 per ft ²)
UNIT 3	Area	5,205 ft ²
	Asking Price	\$1,717,650 (\$330 per ft ²)
UNIT 4	Area	6,105 ft ²
	Asking Price	\$2,014,650 (\$330 per ft ²)
FULL BUILDING		20,955 ft ²
ASKING PRICE		\$7,000,000 (\$330 per ft ²)



LOADING BAY

Rear, grade-level loading
One 12' x 14' roll-up door per unit



ZONING

I1 (Light Industrial)
Intended to accommodate a wide range of light industrial and quasi-retail uses



3-PHASE POWER SUPPLY

250-AMP, 120/208-Volt.



LOAD CAPACITY

250 lbs per ft² ground floor
100 lbs per ft² mezzanine



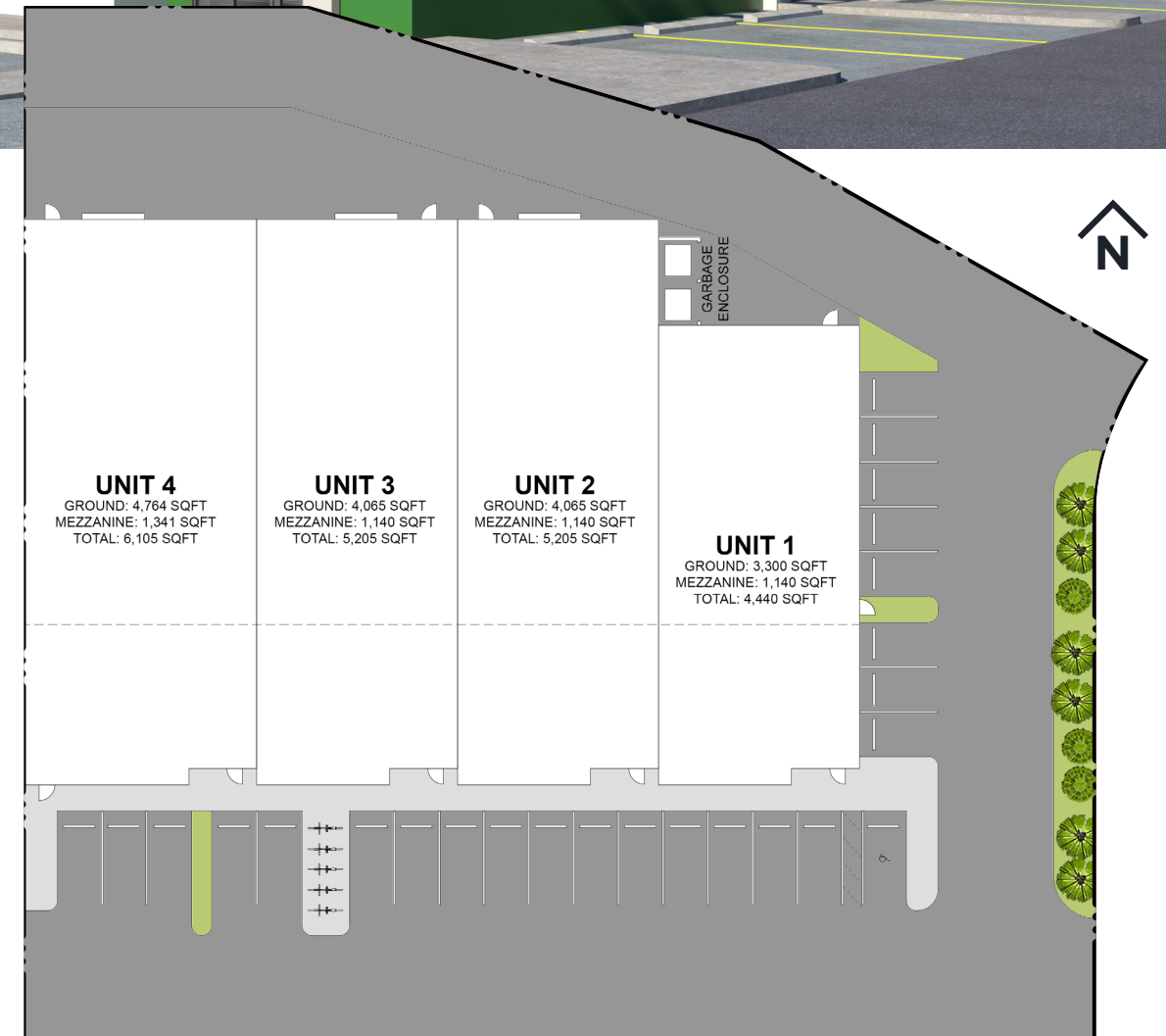
WAREHOUSE CEILING HEIGHT

20' Clear



ESTIMATED COMPLETION

Late 2027



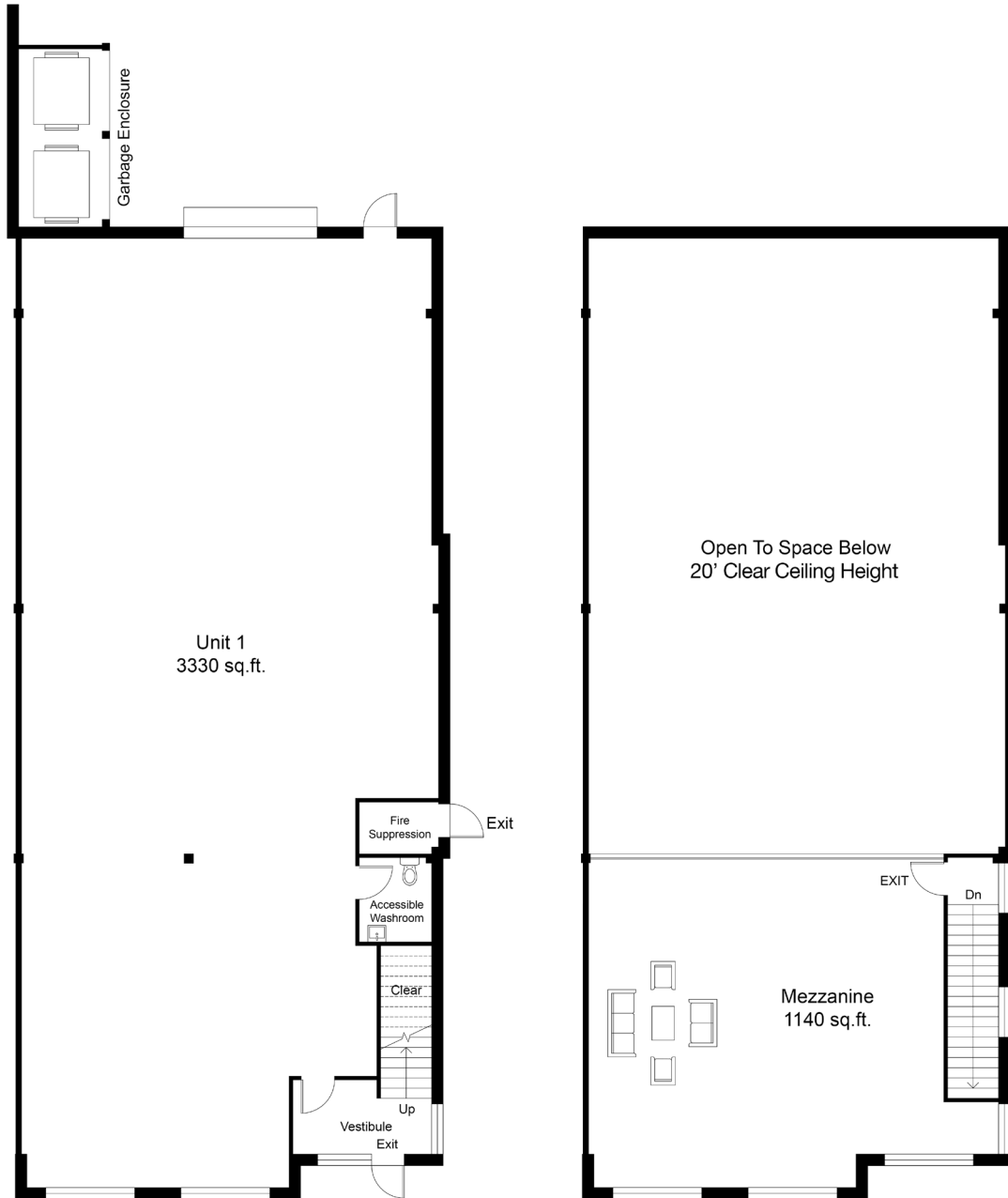
MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.

UNIT 1

GROUND LEVEL	3,300 ft ²
MEZZANINE	1,140 ft ²
TOTAL	4,440 ft²
PARKING STALLS	5

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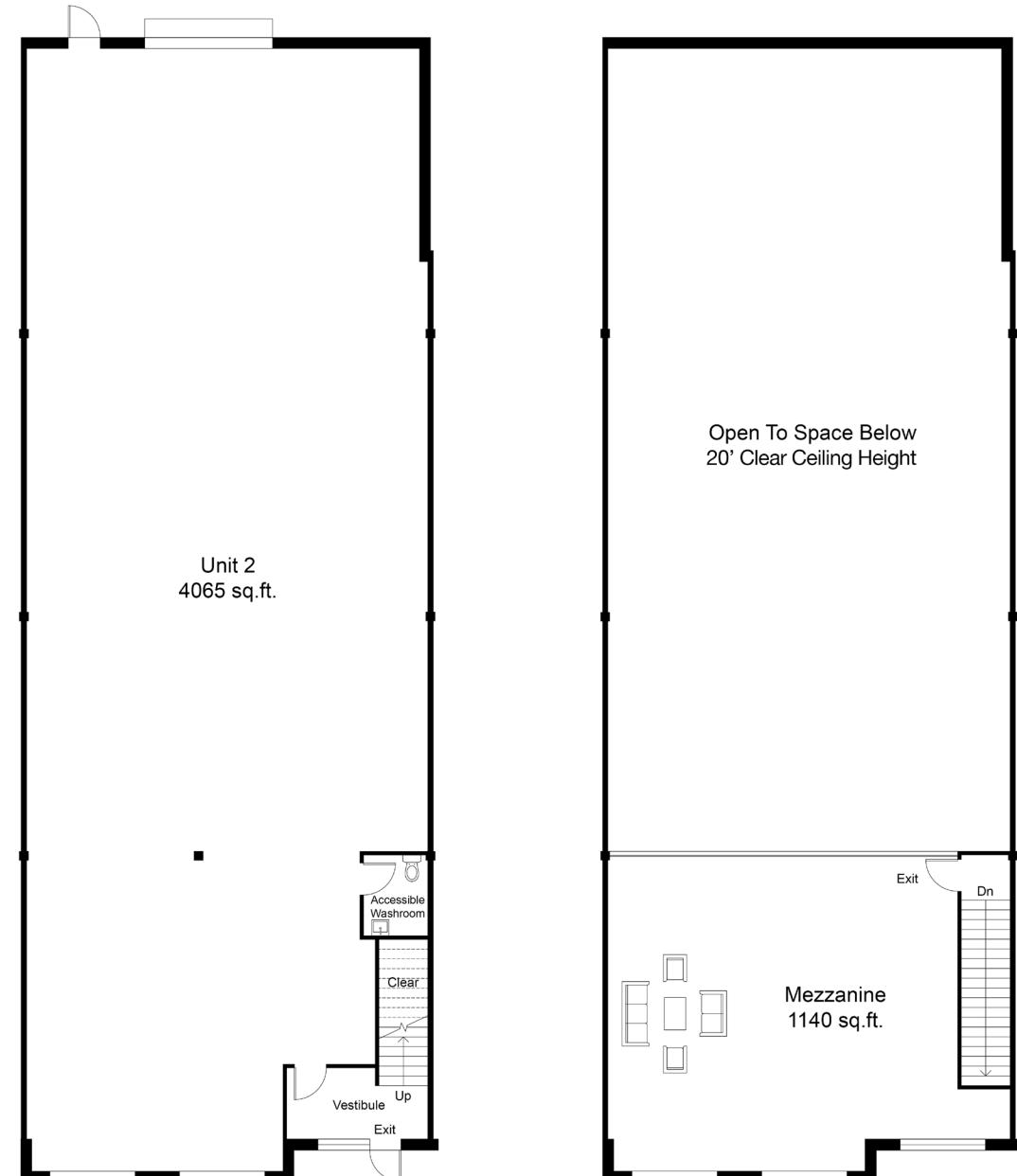
GROUND FLOOR

MEZZANINE

UNIT 2

GROUND LEVEL	4,065 ft ²
MEZZANINE	1,140 ft ²
TOTAL	5,205 ft²
PARKING STALLS	6

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GROUND FLOOR

MEZZANINE

FLOORPLAN & MEASUREMENTS

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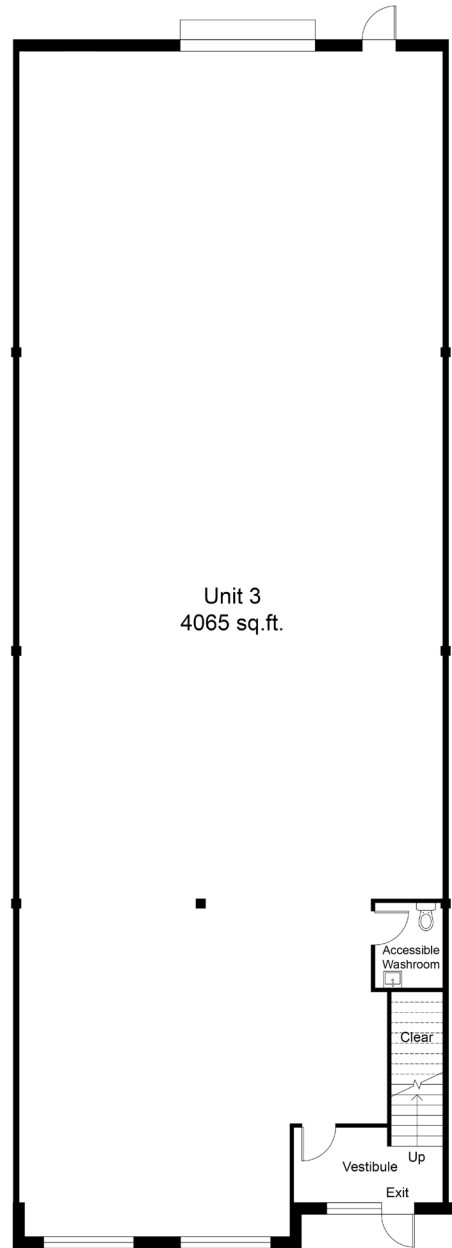
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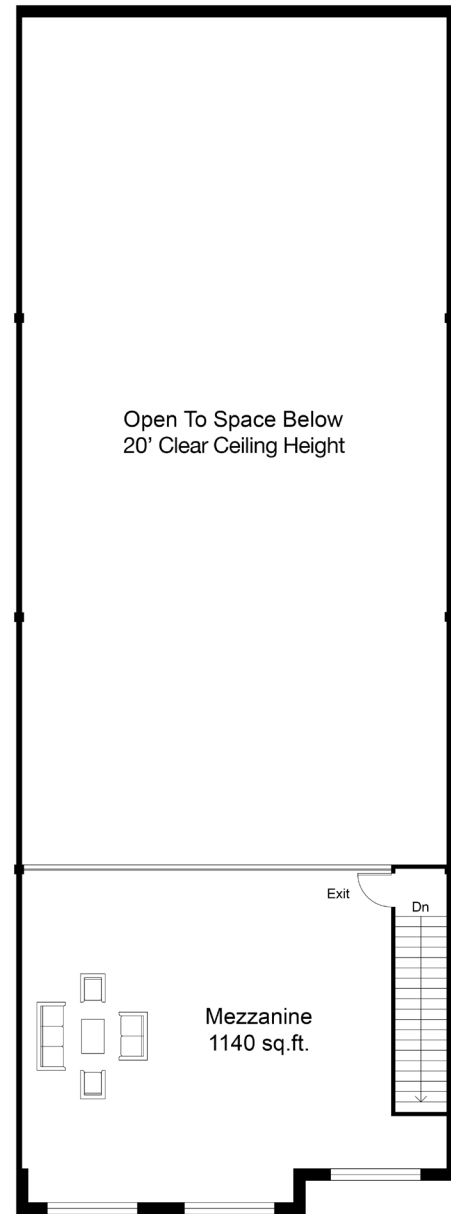
UNIT 3

GROUND LEVEL	4,065 ft ²
MEZZANINE	1,140 ft ²
TOTAL	5,205 ft²
PARKING STALLS	6

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GROUND FLOOR

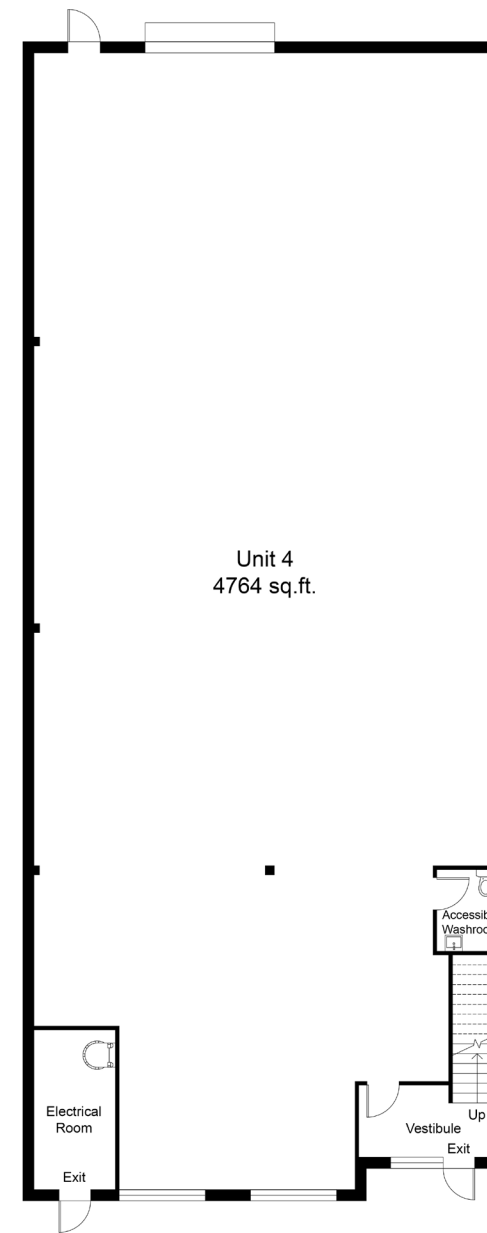


MEZZANINE

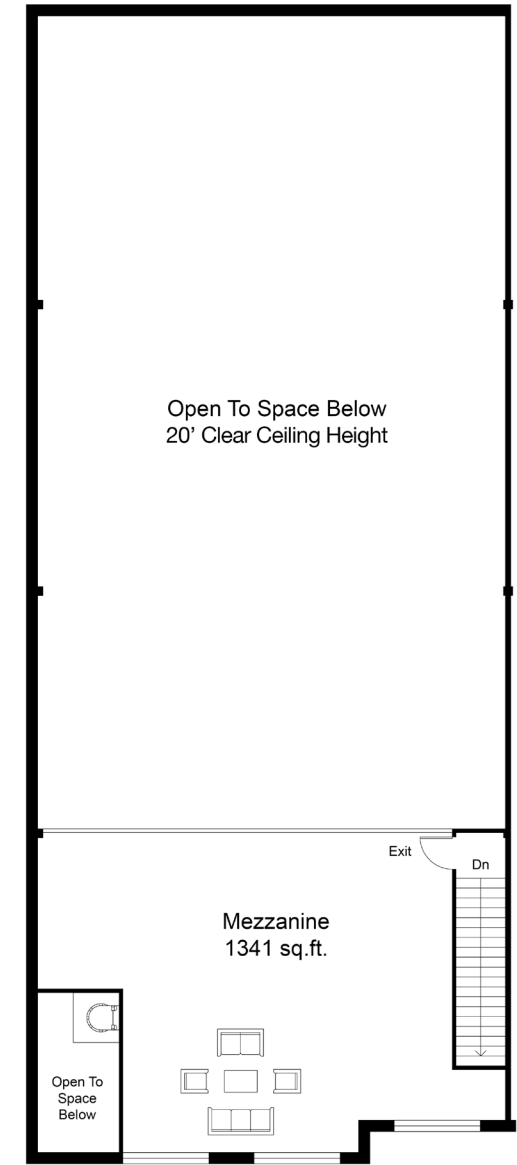
UNIT 4

GROUND LEVEL	4,764 ft ²
MEZZANINE	1,341 ft ²
TOTAL	6,105 ft²
PARKING STALLS	8

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GROUND FLOOR



MEZZANINE

FLOORPLAN & MEASUREMENTS

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