



**WILDCAT
INDUSTRIAL**

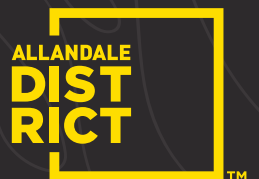
AT ALLANDALE DISTRICT

STATE-OF- -THE-ART INDUSTRIAL STRATA FOR SALE

COMING Q1 2024

**650 ALLANDALE ROAD
COLWOOD, BC**

WildcatIndustrialColwood.com



OWN YOUR SPACE

IN ONE OF VANCOUVER ISLAND'S MOST ACCESSIBLE LOCATIONS.

INTRODUCING WILDCAT INDUSTRIAL IN COLWOOD'S ALLANDALE DISTRICT, AN EXCLUSIVE OPPORTUNITY TO OWN SPACE IN ONE OF THE FASTEST-GROWING AREAS IN GREATER VICTORIA.



WILDCAT INDUSTRIAL is a state-of-the-art light-industrial strata complex that combines prime location, business expansion opportunities and world-class features. Located on 6.37 acres, Wildcat Industrial comprises 3 buildings totalling 150,338 SF with small-bay and large-bay strata units for sale ranging from 2,900 SF up to 36,000 SF.

FOCUSED on multiple industries around one central, diverse, and connected hub, Wildcat Industrial is the new home to forward-thinking businesses looking to invest in their future. This ownership opportunity allows you to grow your business in a market where strata-titled industrial and office space is increasingly rare.

LOCATED on Wildcat Trail, just off the intersection of Allandale Road and Veterans Memorial Parkway (VMP), Wildcat Industrial provides excellent access and exposure to Greater Victoria and the Trans-Canada Highway.



3 BUILDINGS TOTALLING
150,338 SF ON 6.37 ACRES



ACCOMMODATES USERS
FROM 2,900 SF TO 36,000 SF



OCCUPANCY Q1 2024



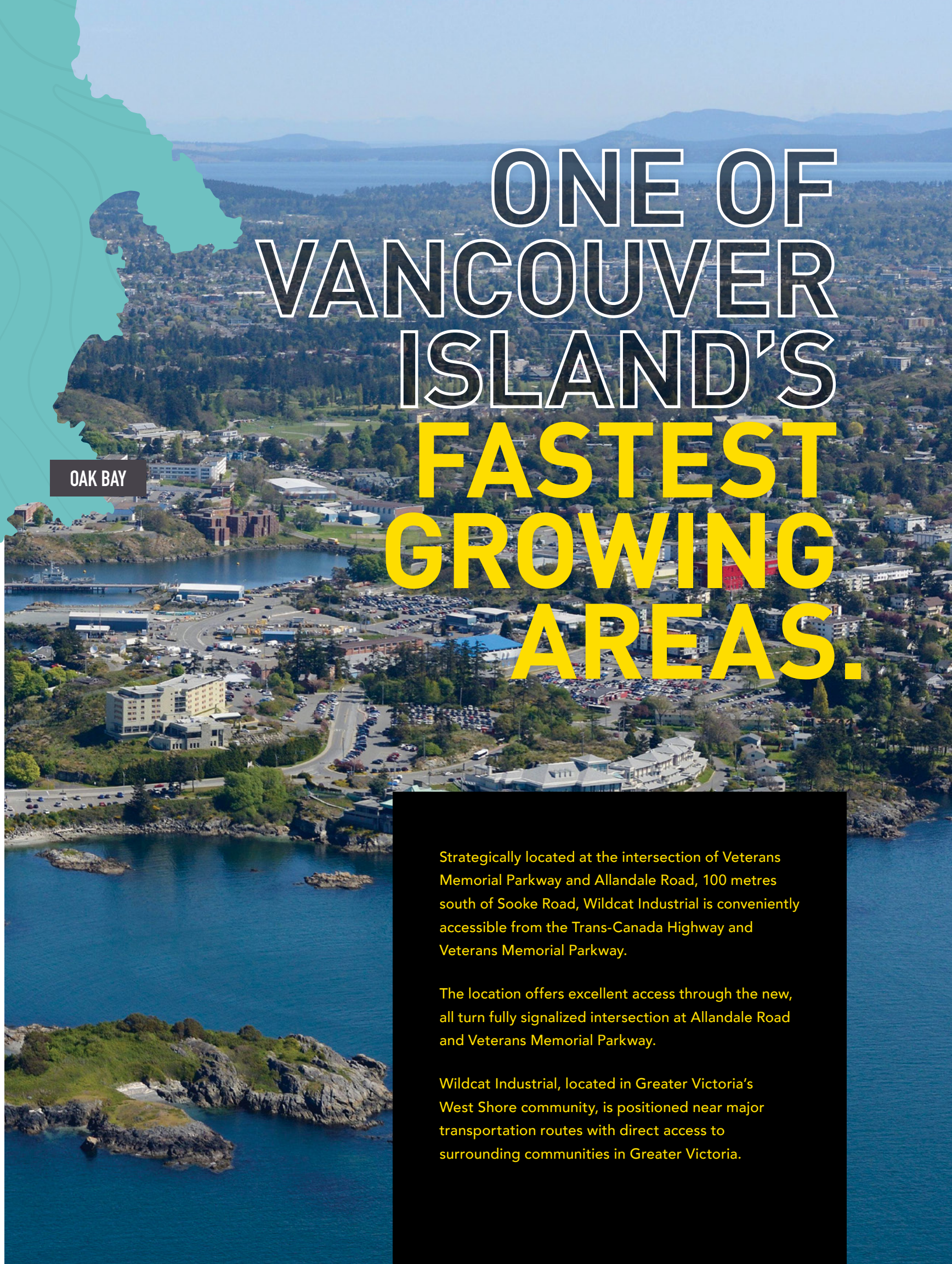
DOCK AND GRADE
LOADING AVAILABLE

Omicron Development Inc., Lotus Capital Corp. and Nicola Wealth Real Estate, have partnered to deliver this unique light industrial strata property that combines prime location, business expansion opportunities and world-class features.





ONE OF VANCOUVER ISLAND'S FASTEST GROWING AREAS.



DRIVE TIME

DESTINATION	Minutes	Kilometers
Langford City Centre	6	4
Trans-Canada Highway	9	4.6
DND with Canadian Forces Base Esquimalt	20	14
Victoria City Centre	30	16
Victoria International Airport	32	32
Swartz Bay Ferry Terminal	40	36

Strategically located at the intersection of Veterans Memorial Parkway and Allandale Road, 100 metres south of Sooke Road, Wildcat Industrial is conveniently accessible from the Trans-Canada Highway and Veterans Memorial Parkway.

The location offers excellent access through the new, all turn fully signalized intersection at Allandale Road and Veterans Memorial Parkway.

Wildcat Industrial, located in Greater Victoria's West Shore community, is positioned near major transportation routes with direct access to surrounding communities in Greater Victoria.

COLWOOD IS GROWING RIGHT HERE



WEST SHORE IS THE AREA
IN GREATER VICTORIA



INDUSTRIAL BUILDINGS
WITH FLEXIBLE DEMISING
AND CUSTOMIZATION
OPTIONS



LOCATED WITHIN A
9-MINUTE DRIVE OF
TRANS-CANADA HIGHWAY



COMING Q1 2024

COMMUNITY PROFILE

ADVANTAGES OF THE LOCAL COMMUNITY

The City of Colwood is located on the South Coast of Vancouver Island. Just 16 km from BC's capital city of Victoria, Colwood is a fast growing, business and family-oriented community providing a strong employment base for our boosting economy.



CURRENT POPULATION

5 km radius - 60,767
30 km radius - 419,786



RESIDENTIAL UNITS

10,250 expected to be
completed by 2026



PROJECTED POPULATION GROWTH

5.0% annually (2015-2030)



AVERAGE HOUSEHOLD INCOME

5 km radius - \$109,786
30 km radius - \$104,997



TOTAL HOUSEHOLD

178,481



AVERAGE WORKING AGE POPULATION

44

The statistics shown here represent the Greater Victoria Westshore community.

SPACE TO GROW YOUR BUSINESS



WILDCAT INDUSTRIAL offers three buildings across 6.37 acres with three strategic access points to accommodate nearly every size of business.

BUILDINGS 1 AND 2 have small-bay units that can be combined.

BUILDING 3 up to 36,000 SF (SOLD OUT).

STATE-OF-THE-ART FEATURES



CONSTRUCTION

Insulated tilt-up concrete construction



CEILING HEIGHT

Min. 22-ft. clear ceiling heights,
Max. 28-ft clear ceiling heights



LOADING

Dock and / or
Grade loading



ELECTRICAL

3-phase power



SPRINKLER

ESFR sprinkler system



MEZZANINE

Built-in mezzanine suitable for
showroom and office space



WAREHOUSE HEATING

Separately metered utilities



TOTAL HOUSEHOLD

High efficiency LED lighting



FLOOR LOAD CAPACITY

500 s/sf

ZONING

Business uses for the development: wholesale, light industry, showroom, office, warehousing, brewhouse, brewery/distillery, trade schools, daycare, retail, mini-storage warehousing, personal service, pet daycare, printing and publishing, restaurant, indoor sports and recreation facilities, animal hospital.

OWN VS LEASE

EXPERIENCE THE FREEDOM
AND STABILITY OF CONTROLLING
YOUR OWN SPACE AND SETTING
YOUR OWN TERMS.

WHY OWNING YOUR SPACE IS A SMART BUSINESS DECISION:



BUILD EQUITY

Build equity by paying
down your principal



LONG TERM VALUE

Bring long term value to your
capital investments by writing
off mortgage interest expenses



LOW INTEREST RATES

Low interest rates help
ensure monthly payments
are consistent



DIVERSIFY YOUR PORTFOLIO

The choice is yours to occupy,
lease or sell your property



CONTROL YOUR PROPERTY

Avoid annual
rent escalations

OUR TEAM

OMICRON DEVELOPMENT INC.

Established in 1998 and recognized for the past ten years as one of Canada's Best Managed Companies, Omicron is one of the largest integrated development, design and construction firms in Western Canada, combining the expertise of 140 real estate development strategists, architects, interior designers, engineers, cost estimators, project managers and builders. Active and recent projects on Vancouver Island include The James at Harbour Towers, Eagle Creek Village, and multiple BC Hydro facilities.

omicronaec.com



LOTUS

Lotus Capital Corp. is a real estate investment, asset and development management firm headquartered in Vancouver. Lotus Capital is an active, value-add investor in industrial, multi residential and office real estate assets, as well as in venture capital opportunities, across Canada. Lotus Capital and their partner, Omicron, are the developers of Allandale District.

lotuscapitalcorp.com



NICOLA WEALTH REAL ESTATE

Nicola Wealth Real Estate (NWRE) is the in-house real estate team of Nicola Wealth, a premier Canadian financial planning and investment firm with over \$9.5 billion of assets under management.

The experienced and innovative NWRE team acquires, and asset manages a growing \$6 billion portfolio of properties in major markets across North America, spanning a diversified range of asset classes.

realestate.nicolawealth.com



COLLIERS CANADA

Colliers is a leading global real estate services and investment management company. With operations in 68 countries, our 15,000 enterprising people work collaboratively to provide expert advice and services to maximize the value of property for real estate occupiers, owners and investors. For more than 25 years, our experienced leadership team, owning approximately 40% of our equity, have delivered industry-leading investment returns for shareholders. In 2019, corporate revenues were more than \$3 billion (\$3.5 billion including affiliates), with more than \$33 billion of assets under management. Learn more about how we accelerate success at corporate.colliers.com, Twitter @Colliers or LinkedIn.

collierscanada.com



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