



8075 NESTERS ROAD

Mons, Whistler, BC

BUILT-TO-SUIT OR LAND LEASE
PROPERTY LEASING BROCHURE



PROJECT SUMMARY

8075 Nesters Road is located within the “Mons” development, just 2.5 km (3 min drive) north of the Whistler Village. Mons serves as Whistler’s central industrial hub, intended for industrial type uses supporting community & transportation infrastructure, and civic uses. 8075 Nesters Road is a 0.69 acre cleared lot, offering built-to-suit, pre-leasing and/or land lease opportunities. Don’t miss this rare industrial opportunity in central Whistler, BC.

- 0.69 acre lot, 0.5 FSR (approx. 12,500 GFA) & 12m permitted build height.
- Built-to-Suit, Pre-Lease or Land Lease Options.
- Central Whistler Location, just North of Whistler Village.

RARE OPPORTUNITY





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DETAILS

✦ Site Details:

- ✦ Lot Size: 0.69 Acres
- ✦ FSR: 0.5 FSR (Approx. 12,500 GFA)
- ✦ Build Height: 12 M
- ✦ Built-To-Suit, Pre-Leasing, or Land Lease Options

✦ Asking Rates: Contact Listing Agent

✦ Multiple Loading/Garage Bay Options Possible

✦ See Attached Layout Example, Including:

- ✦ Ground Floor Bays w/ Garage Access at Grade + Mezzanine
- ✦ Second Floor Option Suitable for Indoor Recreation, Storage, Auxilliary Office and/or Caretakers Suite

✦ Access From Traffic Controller Intersection at HWY 99 & Nesters Rd

✦ Zoned CT11 (Community & Transportation Infrastructure One)

CO-TENANTS



DISTANCE TO

	KM	MIN DRIVE
Whistler Village	2.5	3 MIN
Function Junction	10.5	12 MIN
Squamish	60	50 MIN
Vancouver	123	1H 40 MIN
Pemberton	31	26 MIN

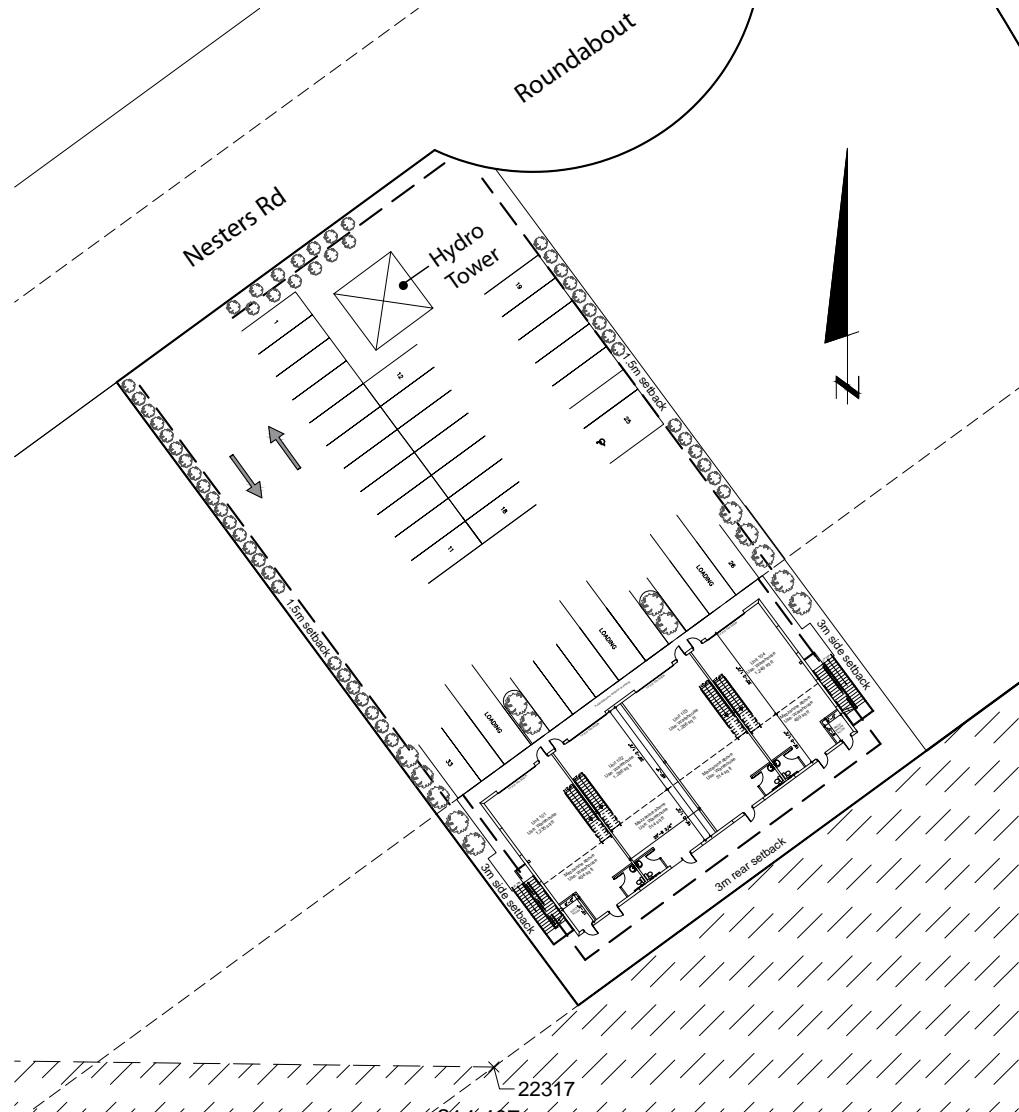
NANCY BAYLY

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SITE PLAN



BUILDING INFORMATION:

CIVIC ADDRESS : 8075 NESTERS ROAD
 LEGAL DESCRIPTION: PLAN EPP57103 LOT 1
 DISTRICT LOT 1757 PID 029-731-232
 LOT AREA: 30,211 SQ.FT.
 ZONING: CTI1
 MAX LOT COVERAGE: 50% (15,105 SQ.FT.)
 PROPOSED BUILDING FOOTPRINT: 5,200 SQ.FT.
 PROPOSED LOT COVERAGE: 17%
 MAX GROSS FLOOR AREA: 12,500 SQ.FT.
 PROPOSED GROSS FLOOR AREA: 12,480 SQ.FT.

SET BACK:

	REQUIRED	PROVIDED
MIN. FRONT SETBACK	7.5M	NA
REAR SETBACK	3M	5.1M
SIDE SETBACK	3M	3.81M
SIDE SETBACK	3M	4.03M

MAX BUILDING HEIGHT: 12M (39.37FT)
 PROPOSED BUILDING HEIGHT: 11.15M (36.5FT)

PROPOSED BUILDING GROSS AREA: 1,159 SQ.M
 WAREHOUSE AREA: 5,200 SQ.FT (483SQ.M)
 MEZZANINE AREA: 2,080 SQ.FT (193SQ.M)
 RESIDENTIAL AREA: 794 SQ.FT (74SQ.M)
 AUXILIARY OFFICE/STORAGE AREA: 4,406 SQ.FT (409SQ.M)
 TOTAL: 12,480 SQ.FT (1,159SQ.M)

PARKING REQUIREMENTS:

INDUSTRIAL @ 1 SPACE PER 100SQ.M
 483+193=676 SQ.M/100 SQ.M: 6.76 PARKING SPACES
 RESIDENTIAL @ 1.5/SUITE OVER 55 SQ.M BUT UNDER 100 SQ.M
 1.5 X 1: 1.5 PARKING SPACES
 OFFICE @ 3 PER 100 SQ.M
 409SQ.M/100SQ.M X 3: 12.27 PARKING SPACES

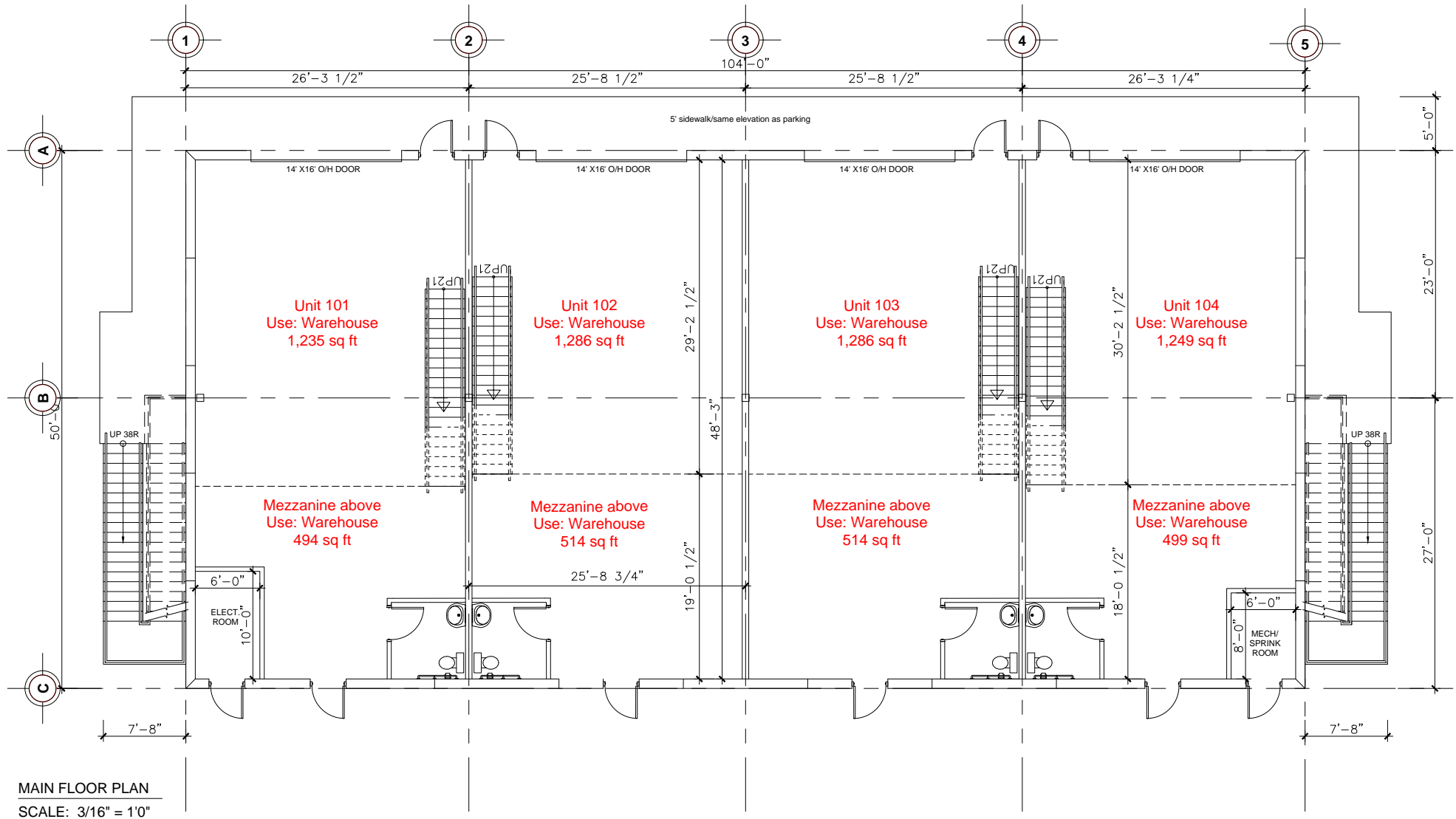
TOTAL PARKING SPACES:

REQUIRED: 21 PARKING SPACES
 PROPOSED: 33 PARKING SPACES (INCLUDING 1 H/C)
 3 LOADING SPACES

SITE PLAN
SCALE: 1/16" = 10'

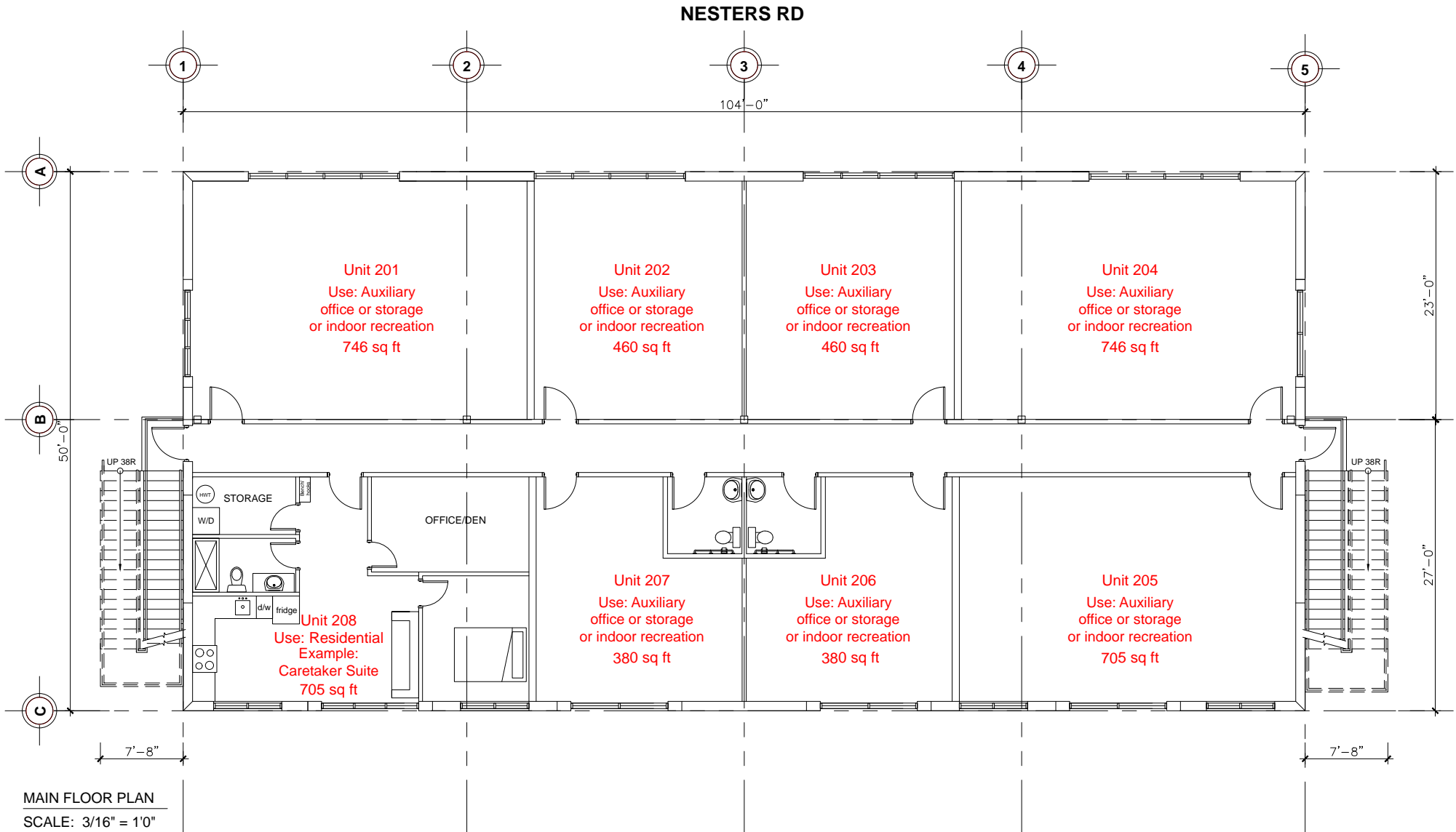
(*all drawings, details and specifications are for example of possible building allowance and should not be relied upon for construction and are subject to adjustment and alterations.)

MAIN FLOOR PLAN



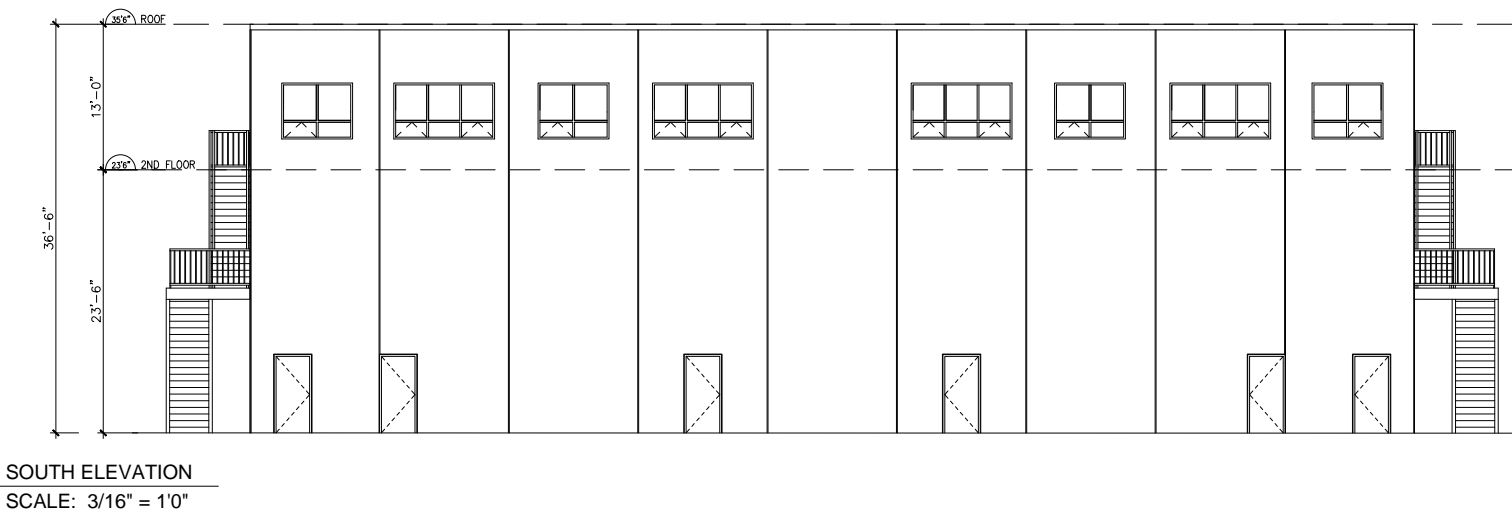
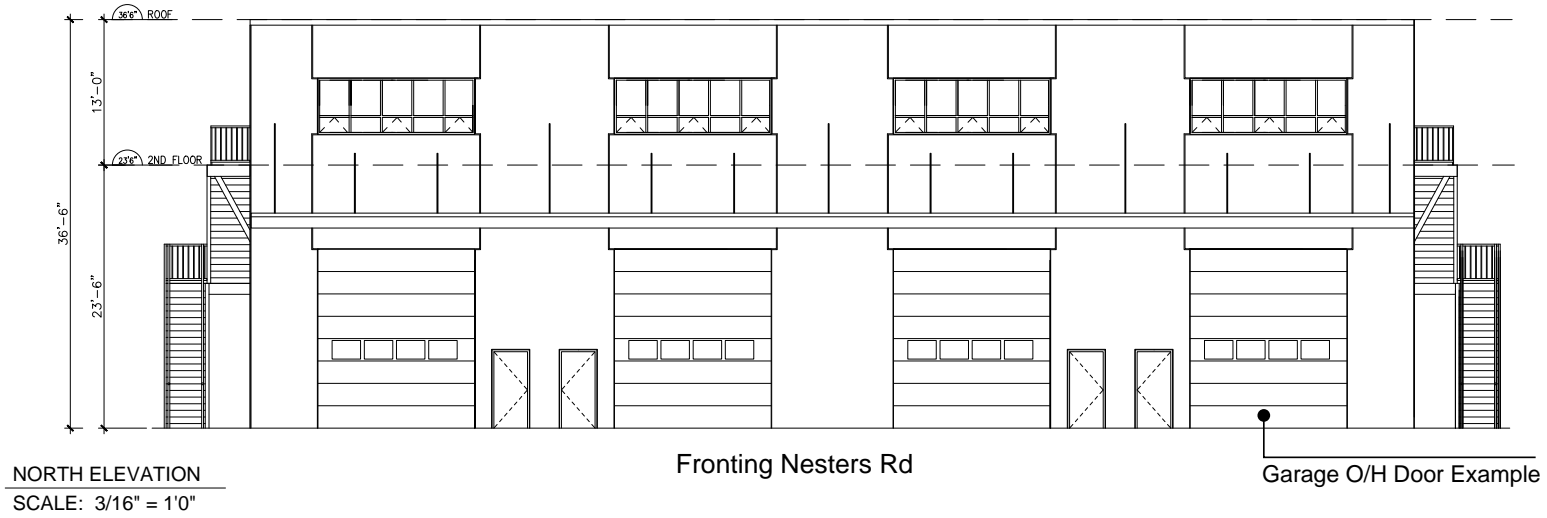
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SECOND FLOOR PLAN



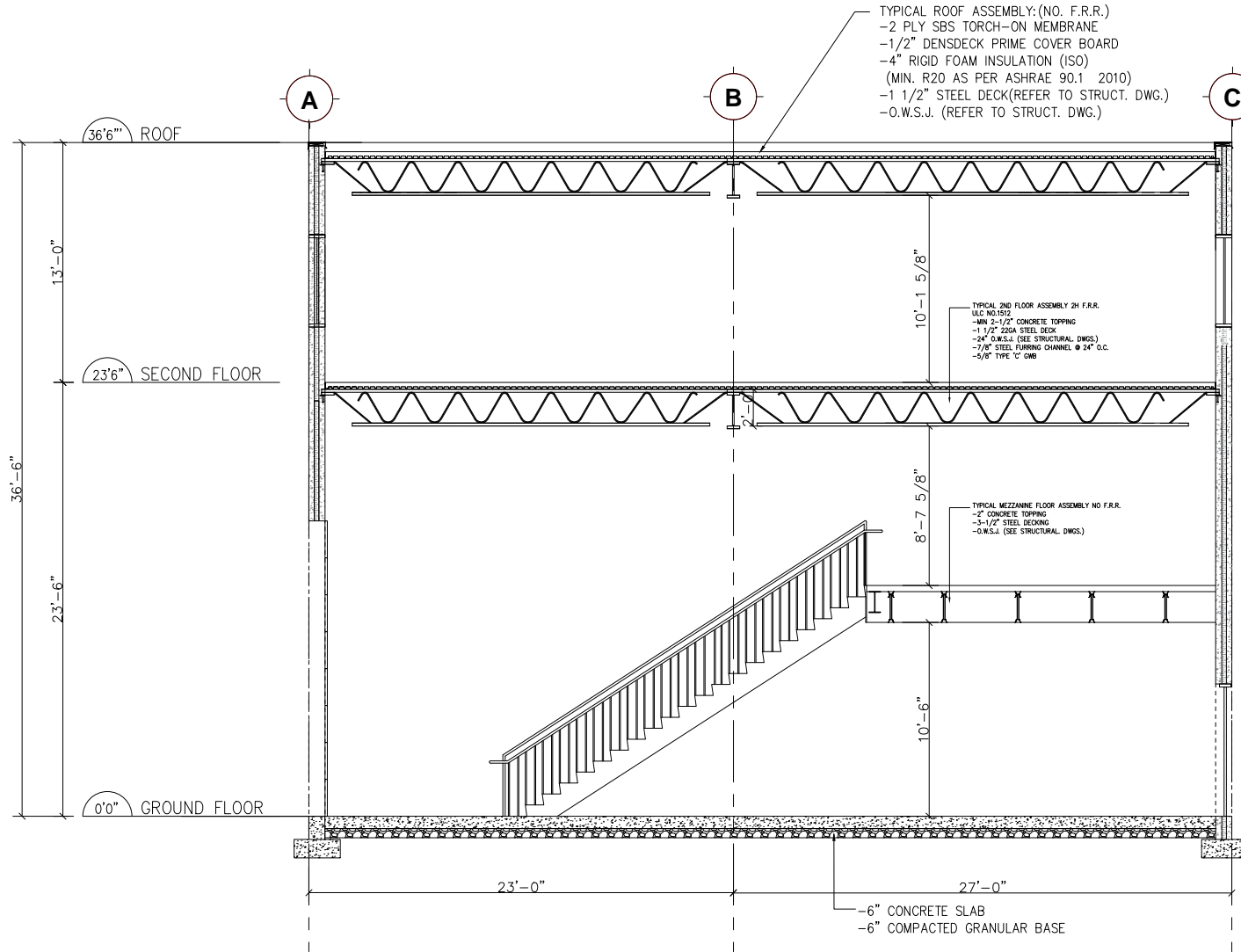
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ELEVATIONS



(**all drawings, details and specifications are for example of possible building allowance and should not be relied upon for construction and are subject to adjustment and alterations.)

BUILDING



SECTION

SCALE: 3/8" = 1'0"

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LOT PHOTO



LOT PHOTO



ZONING: CTI1 (COMMUNITY AND TRANSPORTATION INFRASTRUCTURE ONE)



[LINK TO ZONING BYLAW](#)

INTENT

The intent of this zone is to provide industrial type uses supporting community and transportation infrastructure, and civic uses.

UNIQUE FEATURES

1 auxiliary residential dwelling unit is permitted per parcel which could be used as a caretaker or managers suite. In addition a maximum of 40 percent of the gross floor area of a principal building is permitted to be used for auxiliary office use.

PERMITTED USES

- auxiliary buildings and auxiliary uses;
- auxiliary residential dwelling unit for a caretaker or watchman or other persons similarly employed on the premises;
- fuel service station / fuel card lock;
- indoor recreation (Bylaw No. 2076);
- indoor storage;
- indoor and outdoor storage and maintenance of construction equipment;
- landscaping services;
- messenger, courier service, shipping agent and freight forwarder;
- motor vehicle maintenance and storage facility;
- nature conservation parks and buffers;
- non-motorized outdoor recreation, excluding rifle range and paintball facility, and excluding any other non-motorized outdoor recreation use that is likely, because of noise or dust it generates, to cause a nuisance to the owners, occupiers or users of adjacent lands or to the public (Bylaw No. 2076);
- parks and playgrounds;
- storage and works yard including storage of construction equipment;
- recycling depot for household goods;
- taxi dispatch and storage yard; and
- vehicle impound yard.