



# 1175 LOWER CHINA CREEK ROAD RivervaleGenelle British Columbia

\$3,190,000

Offered for sale is a share sale of 1175 Lower China Creek Road, located in Genelle, BC, just a 5-minute drive from Castlegar - one of southern BC's most important regional shipping hubs given its strategic location & efficient access along the Crowsnest Highway (Highway 3). The property has immediate two-way connection onto Highway 22, and Crowsnest Highway connection within 8 minutes. The building offers exceptional highway visibility from both directions, providing users with attractive signage and branding opportunities. Originally design-built in 2008 by Norsteel Building Systems for the owner's moving and storage businesses, and featuring a steel frame construction, the building represents one of the Kootenays' newest industrial buildings. Only a handful of buildings in the Kootenays offer clearance over 20 feet, and this property is a part of that rare set, with clear heights up to 21 feet. With its modern steel frame design, the warehouse benefits from no interior columns, offering wide lateral clearance for maximum flexibility. The building's highly functional specifications include five overhead loading bays including three 9 ft. x 8 ft. truck-level doors and two 16 ft. x 12 ft. grade-level doors, +10,200 SF of warehouse area, LED lighting, a 5.5" concrete floor, and +1,440 SF of office space with central air conditioning. The total site area is ~2.79 acres, providing ample surplus land for outside storage purposes or constructing additional buildings. Seller will consider partial lease back of the warehouse. (id:6769)

Listing Presented By:



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