



# 2953 Shuswap Road Kamloops British Columbia

\$13

Industrial For Lease - 16,000 SF | TNRD (Lower Taxes Than Kamloops) Position your business for efficiency and savings with this exceptional 16,000 SF industrial facility located in the Thompson-Nicola Regional District (TNRD)--offering significantly lower property taxes than comparable properties within Kamloops. With triple net costs of \$3.00/SF, this property delivers outstanding value for warehousing, manufacturing, or light industrial users seeking functional space with excellent access and infrastructure. Property Highlights: 16,000 SF building, 20+ ft ceiling height, mostly clear span construction, Sprinkler protected, 2 x 800 AMP power services, Three-phase power available, multiple power sources available; 600V - 800 AMP, 480V, 380V with power correctors. Two (2) 14'x14' overhead doors, One (1) 14'X12' overhead door, functional office area and lunchroom, Industrial zoning Additional Features: 1,600 SF covered outdoor storage, Approx. 1,750 SF open outdoor storage, On-site parking for 20 vehicles Strategic Location: Ideally situated with close proximity to: Trans-Canada Highway, Dallas Industrial Park, South Thompson River, Canadian National Railway & Canadian Pacific Railway rail lines This is an excellent opportunity for businesses requiring high-clearance industrial space with strong transportation connectivity and the cost advantages of a TNRD location. Reach out today for lease rates, floor plans, and additional information. (id:6769)

Listing Presented By:



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RE/MAX Real Estate (Kamloops)



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