



1365 DALHOUSIE DRIVE B Kamloops BC

\$14

Without a doubt this land and warehouse building commands one of the finest locations in the Southgate Mall area. The building offers high exposure and outstanding street appeal and this location would set you apart from your competitors. The lease space consists of 6600.4 square feet of main floor area. The main floor front area consists of reception, offices, big staff lunch room and bathrooms, and the remaining 2500 square feet is clear span warehouse space with 16 foot clearance to underside of Truss. There is access at the back via 2 - 14 foot high garage door as well as a man door. The level outside ground provides for lots of parking front, side and back, and can easily accommodate larger transport trucks. Ready for occupancy August 1 2022. Asking base rent - \$13.50 per square foot per annum. Operating costs are presently \$3133.00 per month. Tenant pays separately metered Hydro and Gas.

Listing Presented By:



Originally Listed by:
RILEY & ASSOCIATES REALTY LTD.

mike@mtrose.ca
<http://www.mtrose.ca>



Royal

Lepage Kamloops Realty

322 Seymour St , Kamloops, BC,

Phone: 250.819.3324
mikeshannon@royallepage.ca