



## 1365 DALHOUSIE DRIVE B&C Kamloops BC

\$13

This Sahali/Dufferin location is second to none and offers easy access to the highway and is just 2 kms away from the Columbia place shopping Center. The building offers high exposure and outstanding street appeal and this location would set you apart from your competitors. The lease space consists of 15170.60 square feet of top notch light industrial use lease space. The main floor front area consists of reception, offices, big staff lunch room and bathrooms, and the remaining warehouse space is clear span with 16 foot clearance to underside of Truss. There is access at the back via 4 - 14 foot high garage door as well as man doors. The level outside ground provides for lots of parking front, side and back, and can easily accommodate larger transport trucks. Ready for occupancy. Asking base rent - \$13.25 per square foot per annum. Operating costs are presently \$6266.00 per month and are reconciled yearly. Tenant pays separately metered Hydro and Gas.

Listing Presented By:



Originally Listed by:  
RILEY & ASSOCIATES REALTY LTD.

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