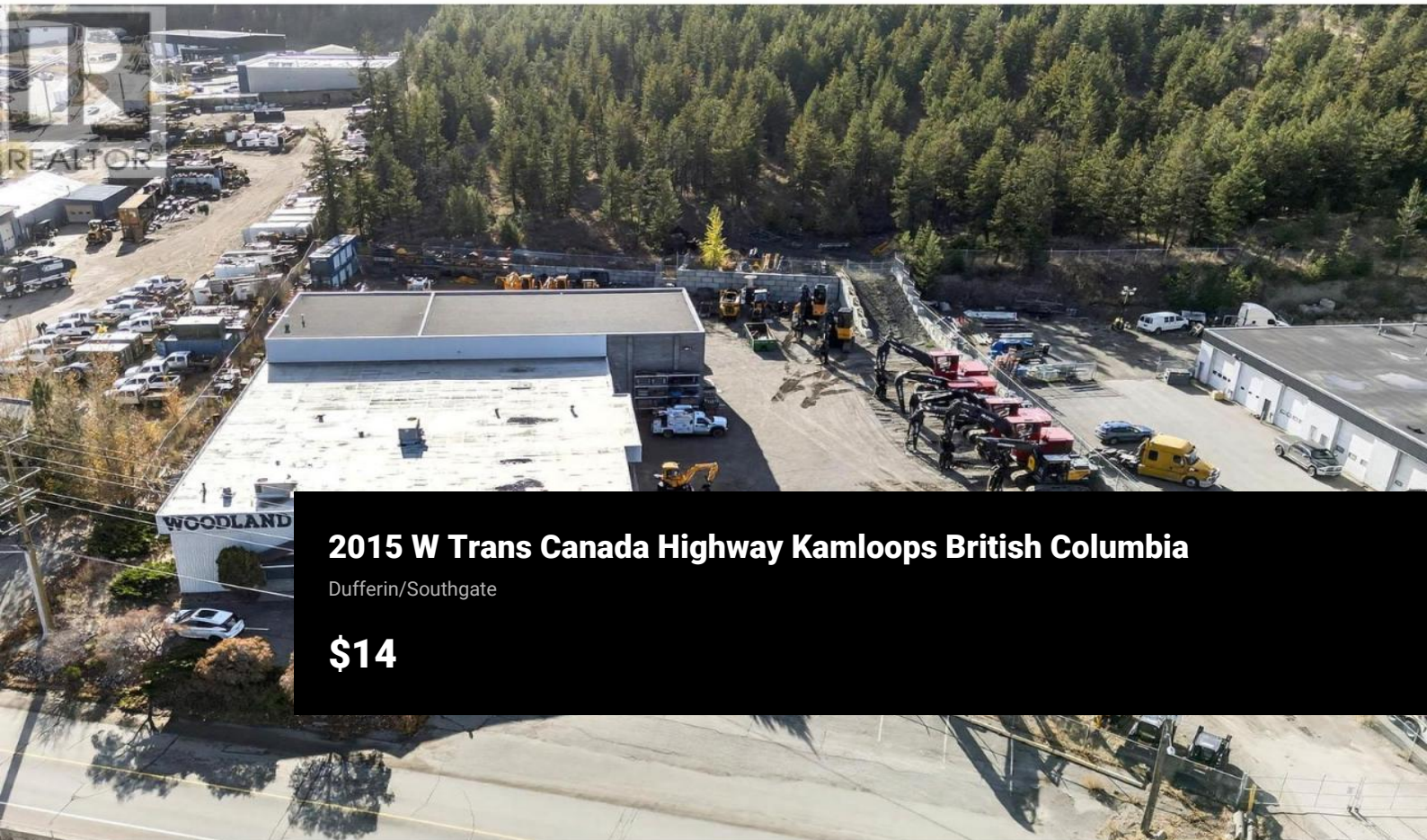




2015 W Trans Canada Highway Kamloops British Columbia

Dufferin/Southgate

\$14



Available January 1, 2026. Light industrial building and land for lease. Easy access from W Trans Canada Hwy to this secured property offering over 17,200 sq. ft. of commercial space and fenced yard area on 1.7 acres. The building is set up with a front service/desk area, several offices, shop area, inventory/storage room, upper mezzanine, drive thru bays, and more. Asking \$14.00/sq. ft. NNN for 5 years with option for a 5 year renewal. This is approx. \$20,000/month plus NNN. Taxes are 61,500 for 2025 Insurance Est 10K plus city utilities approx. 7200 per year NNN estimate 5\$ per sq. ft. not including utilities to be verified by tenant. This building is not for sale. Permitted uses in the I-1 zone are accessory dwelling unit subject to Section 4612. A sub lease by the primary tenants would be possible if the overall space and property is under agreement. - Auction sales - Auto body and paint shop - Bulk petroleum product sales and storage - Cartage, hauling, moving and storage - Commercial cardlock facilities - Crematorium - Industrial equipment (sales, rentals, storage and/or service) - Industry, light - Laboratory - Mobile home sales - Municipal facilities, including bus maintenance garage - Recycling depot - Restaurant - Sandblasting - Storage of construction materials and equipment - Truck travel centre - Warehousing/mini-warehousing - Wholesale distribution (jd:6769)



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