



## 499 CHILCOTIN Road Kamloops British Columbia

South Kamloops

**\$15**



Located in a strategic industrial corridor with excellent access and functionality, 499 Chilcotin Road offers a versatile commercial sublease opportunity totaling approximately 5,807 SF. The premises includes approximately 3,035 SF of office space, 2,332 SF of warehouse space, and an additional 440 SF ATCO trailer, providing a flexible layout suitable for a wide range of industrial, contractor, service commercial, or logistics users. The office component offers a substantial administrative area ideal for operations, management, and staff use, while the warehouse space provides practical storage, shop, or distribution capability. The separate ATCO trailer creates additional flexibility for meeting rooms, dispatch, temporary staff accommodations, or supplemental office use. Offered at a competitive basic rent of \$15.00/SF, this sublease presents an excellent opportunity for businesses seeking a functional turnkey space with a balanced mix of office and warehouse improvements in a highly accessible Kamloops location. Please contact listing agent for showing. (id:6769)

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