



7410 Dallas Drive Kamloops British Columbia

Dallas

\$5,590,000



This offering includes approximately 12,000 sq.ft. of warehouse space across two buildings, well suited for a wide range of commercial or light industrial uses. The property features impressive 21-foot ceilings, providing ample vertical clearance for storage, equipment, or operational needs. Comprised of 11 individual warehouse units, the layout offers flexibility for multi-tenant configurations or a future owner-occupier scenario. Building 1 warehouse also includes additional mezzanine areas which further enhance usable space and functionality. In addition to the warehouse component, Building 2 features approximately 5,000 sq.ft. of office space, providing a strong balance of industrial and administrative areas. Further adding to the property's versatility is a well-appointed 1,000 sq.ft. one-bedroom residential suite, ideal for on-site management, staff accommodation, or supplemental rental income. Built in two phases in 2016 and 2022, this investment property has been consistently leased due to its highway exposure, city services, transit and ideal small bay set up. Close proximity to the Flying J truck stop, Cummins, Southern Irrigation, Brandt Tractor, Prairie Coast Equipment and more. Off street parking for over 30 vehicles. Ideal set up for a long term investment or future owner occupied. Financials, plans and additional information available to qualified parties. (i...



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