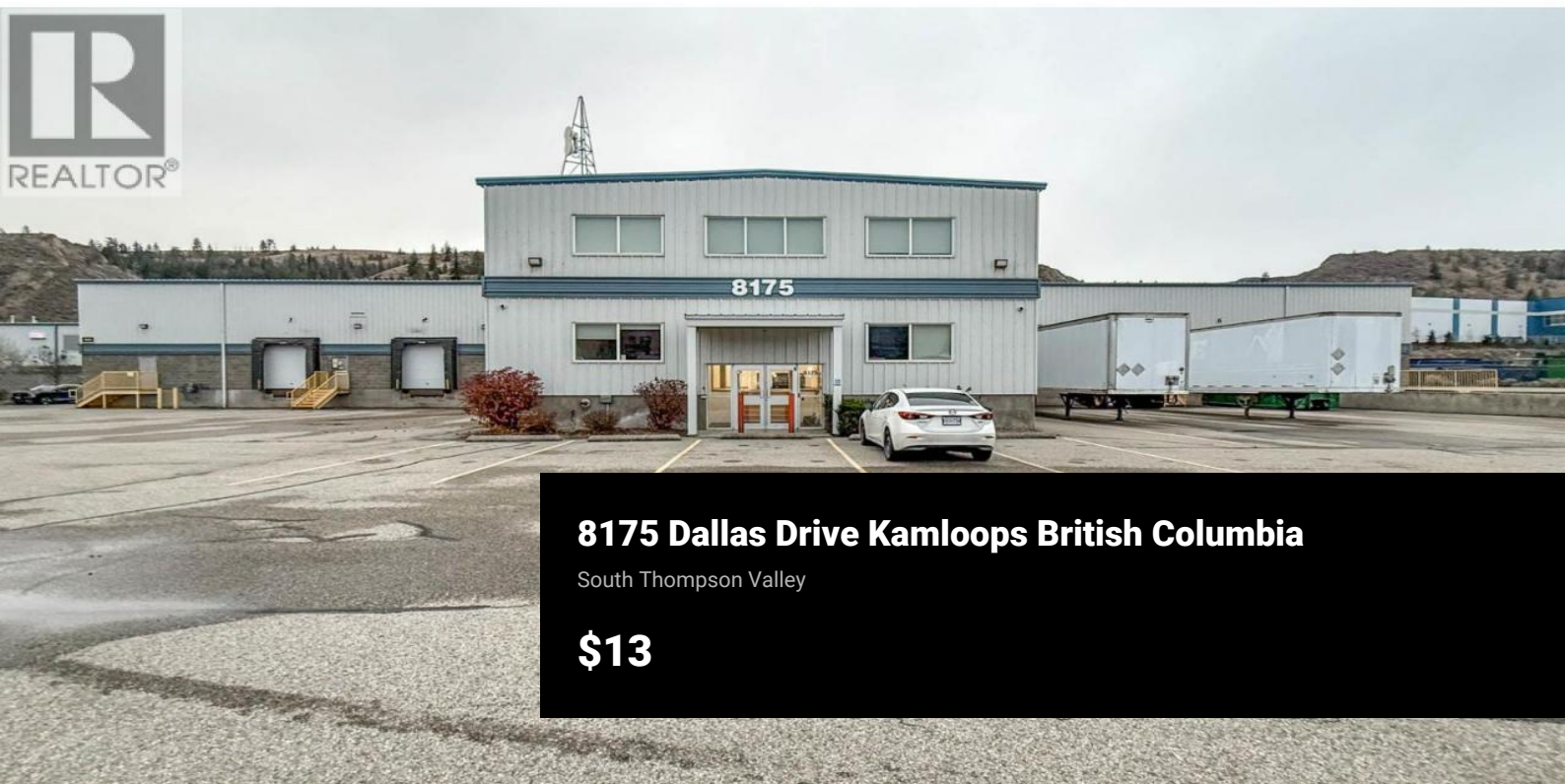




8175 Dallas Drive Kamloops British Columbia

South Thompson Valley

\$13



Freestanding distribution facility on 2.84 acres, available for lease in one of the premier industrial parks in Kamloops, Gateway Industrial Park. +/-56,000 SF of high-quality warehouse facility with 6 dock-level loading bays to the front of the building, 2 grade-level loading bays to the rear and approximately 22' clear ceiling heights in the warehouse. Warehouse also has mezzanine space on both sides, as well as new LED lighting and heaters in place. To the front of the warehouse is over 6,000 SF of industrial office space split over 3 levels. Main level contains 4 individual offices, washrooms, open work area, staffroom with kitchenette, storage, and dedicated entryway. Upper level contains 7 individual offices, boardroom, open work area, and a washroom. Lower level contains a larger open area and storage. There are two staircases, one on either side. Both the warehouse space and office space are clean, well maintained, and available. Ample onsite parking for both vehicles and container vehicles, with circular access around the building. Some outside storage capabilities at the rear of the property. Property is zoned I1S - Industrial Park which allows for a multitude of light industrial and compatible commercial uses. (id:6769)

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