



8155 Dallas Drive Kamloops British Columbia

\$4,800,000

Situated on 2 acres, 4-D Welding & Fabricating presents an exceptional industrial opportunity. This expansive 14k +/- sqft facility has been thoughtfully designed to optimize efficiency and accommodate a diverse range of fabrication and manufacturing needs. The building includes multiple fabrication bays including a dedicated paint booth and overhead cranes. The layout ensures efficient offloading and maneuvering of transport rigs providing flexibility for handling oversized equipment and materials. The main office area spans two levels, each offering 1,250 square feet of space supporting administrative functions and client consultations, fostering positive client interactions. The surrounding land offers significant advantages, including space for future expansion, storage or diversification of services. Located in an industrial hub, this property offers convenient access to major transportation routes and supply chain operations with neighbouring businesses and beyond. In summary, this property is more than just a space; it is a comprehensive, well-planned industrial complex designed to support and enhance a wide array of manufacturing and fabrication needs. The combination of advanced facilities, strategic design, and room for growth makes it an exceptional opportunity for businesses seeking a robust and adaptable operational base in Kamloops. (id:6769)

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