



## 9989 DALLAS Drive Kamloops British Columbia

\$11

Outstanding opportunity to sublease a large industrial-warehouse unit in the Dallas Drive Industrial Area, located only 15 minutes east of Kamloops, BC. Unit totals approx. 20,330 SF with large open warehouse space, featuring 2 dock-level loading bays at the front of the building and 3 grade-level bays to the rear offering drive-in access. Warehouse space features approx. 22 ft ceilings, 1,200-amp electrical service, high efficiency LED lighting, hanging gas heaters and rooftop mounted HV AC units. Approx. 1,500 SF of renovated office space and washrooms with baseboard heaters to the front of the unit. Large, dedicated parking area to the front of the building with an unsecure, paved, yard to the rear which provides potential for outdoor storage. Zoned 12 -General Industrial allows for a full range of industrial uses. Conveniently located with easy access to and from the Trans-Canada Highway. Sublease expires October 31, 2028 with potential for extension. (id:6769)

Listing Presented By:



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Royal

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