

UNIT 101  
**8195 DALLAS DRIVE**  
KAMLOOPS, BC



24,000 SQUARE FOOT INDUSTRIAL FACILITY WITH EXCELLENT EXPOSURE TO THE TRANS CANADA HIGHWAY

I-2 GENERAL INDUSTRIAL ZONING ALLOWS FOR A FULL RANGE OF USES

# PROPERTY HIGHLIGHTS

## OPPORTUNITY

Cushman & Wakefield ULC is pleased to present for lease a 24,000 SF high quality distribution industrial facility in a premier industrial business park in Kamloops, BC.

## LOCATION

The City of Kamloops is situated at the meeting of the North and South Thompson Rivers. Being located at the intersection of BC's four major highways and two main railways, Kamloops is the transportation hub of the Southern Interior. Kamloops is approximately 3 hours from Vancouver, 9 hours from Edmonton, 5 hours from Prince George and 6 hours from Banff and Seattle.



Adjacent to the  
Trans Canada Highway



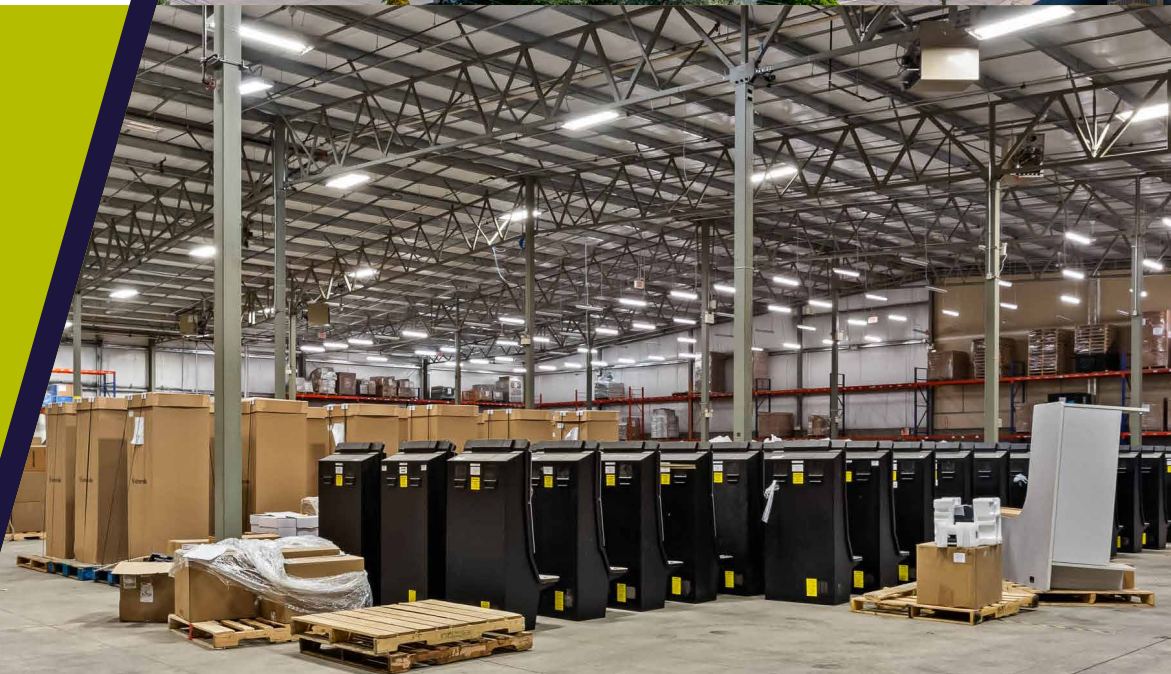
Located in Kamloops' desirable  
Dallas Drive industrial submarket



15 minutes from  
Downtown Kamloops



22' ceilings

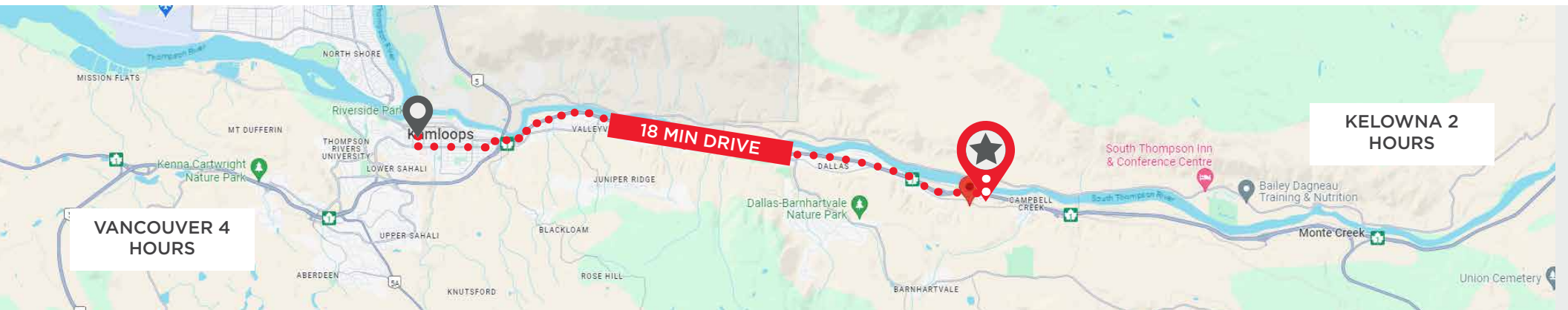


# SALIENT DETAILS

<b>ADDRESS</b>	Unit 101 - 8195 Dallas Drive Kamloops, BC
<b>AVAILABLE AREA</b>	Office: 1,283 SF Warehouse: 22,717 SF Total: 24,000 SF
<b>CEILING HEIGHT</b>	22'
<b>LOADING DOCKS</b>	2
<b>GRADE LOADING DOORS</b>	1
<b>YEAR BUILT</b>	2001
<b>POWER</b>	400-Amp, 600-Volt, 3-Phase
<b>ZONING</b>	I-2 Zoning (General Industrial)
<b>AVAILABILITY</b>	January 1, 2025
<b>ASKING RENT</b>	\$11.00
<b>ADDITIONAL RENT</b>	\$4.73 PSF (2024 EST.)



# FOR LEASE UNIT 101 - 8195 DALLAS DRIVE KAMLOOPS, BC



## CONTACT

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