



# 1776 Kelly Douglas Road, Kamloops, BC

## FOR LEASE SHOP/WAREHOUSE/OFFICE

### Available Space:

11,745 sf building on 1.53 Acres  
Optional extra yard space up to 2 Acres

**Zoning:** Light Industrial (I1) Zoning

**Legal Description:** Plan 9090 Ltd B DL 235

## NET LEASE RATE:

# \$ 1 4 . 7 5 / S F

Includes 40% site coverage  
Plus \$1.35 psf+ NNN for remaining yard (approx 35,340 sf)

\*Please refer to site plan on page 4 for description of included yard space

Occupancy Cost: \$5.00 psf (est)

### Tyson Lewis

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www.reddeeproperties.com

### Building Features:

- 40+ Parking Spots
- Large yard with multiple access and egresses
- 18' clear height in shop
- 1 - oversized overhead door (16' by 14')
- 1 - 10' by 10' overhead door
- 1 tonne overhead crane
- Direct access to TransCanada Highway
- Formerly occupied by Finning
- Option to lease additional yard space
- Option to lease additional office space on neighbouring property



**REDDEE**  
PROPERTIES INC.

815 Circle Drive E.  
Saskatoon, SK S7K 3S4

\*Agents Protected

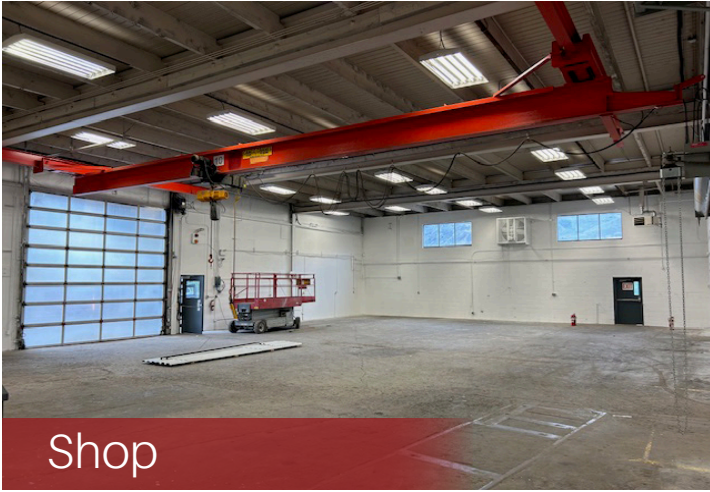


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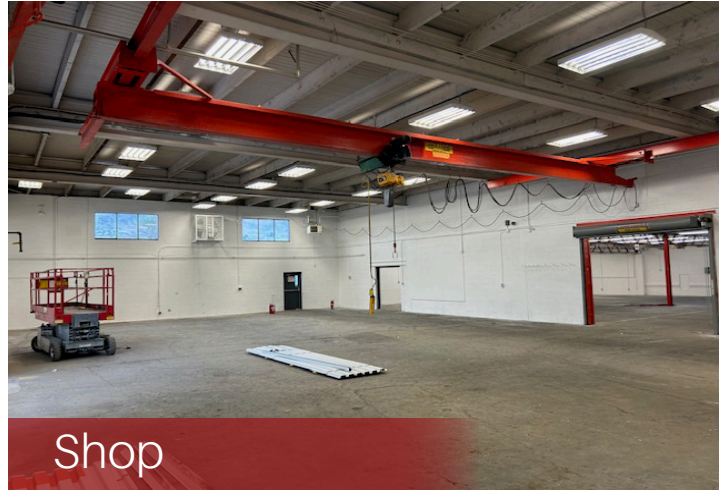




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Shop



Shop



Showroom

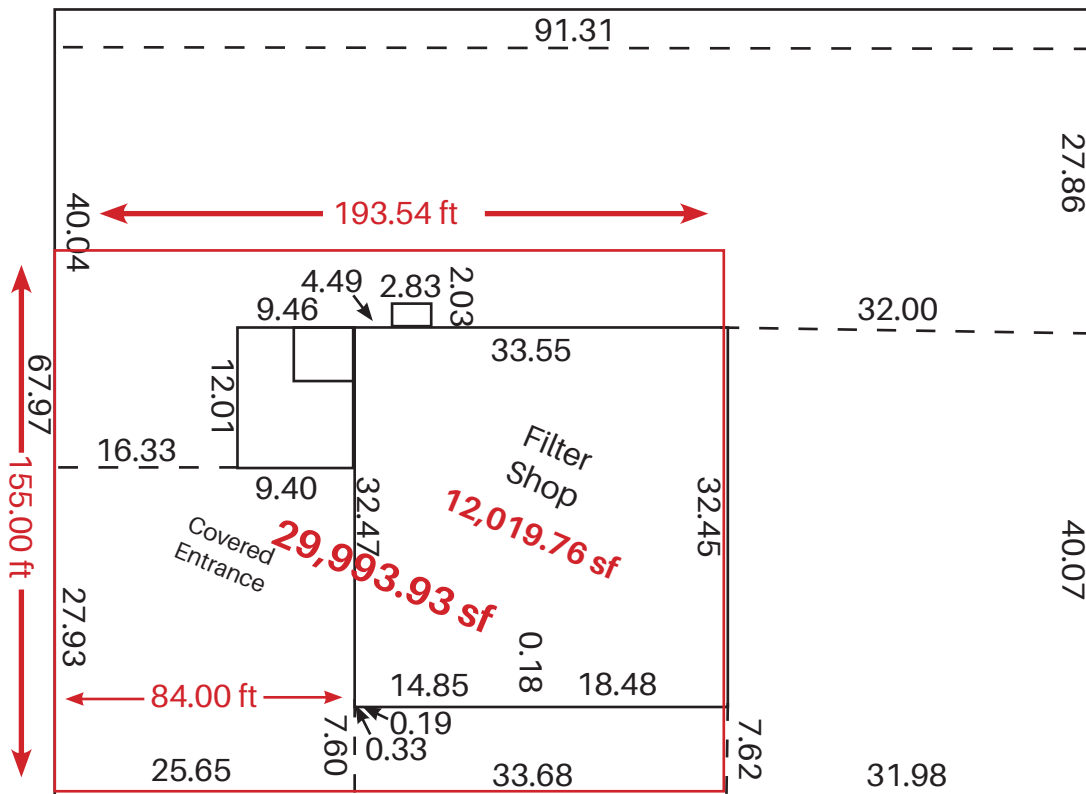
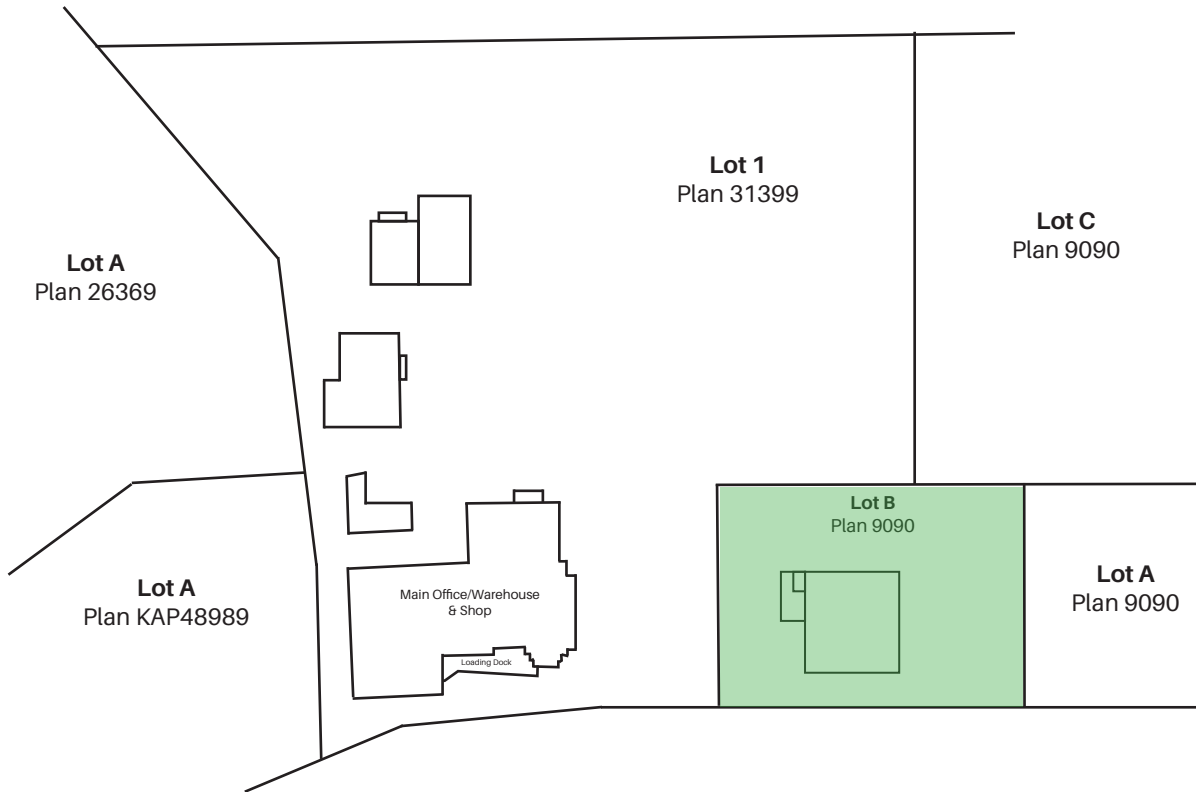


Showroom



Shop

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\*Red outline illustrates 40% site coverage



**SEE MORE AT:**

[www.reddeeproperties.com/leasing](http://www.reddeeproperties.com/leasing)

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