



1776 Kelly Douglas Road, Kamloops, BC

FOR LEASE

SHOP/WAREHOUSE/OFFICE

Available Space:

11,745 sf building on 1.58 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:

\$16.00/SF

Includes 40% site coverage
Plus \$1.65 psf+ NNN for remaining yard (approx 39,462 sf)

*Please refer to site plan on page 3 for description of included yard space

Occupancy Cost: \$5.00 psf (est)

Tyson Lewis

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Building Features:

- 20+ Paved 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
- Direct access to TransCanada Highway
- 5 minute drive to downtown Kamloops
- Formerly occupied by Finning
- Option to lease additional yard space
- Option to lease additional office space on neighbouring property



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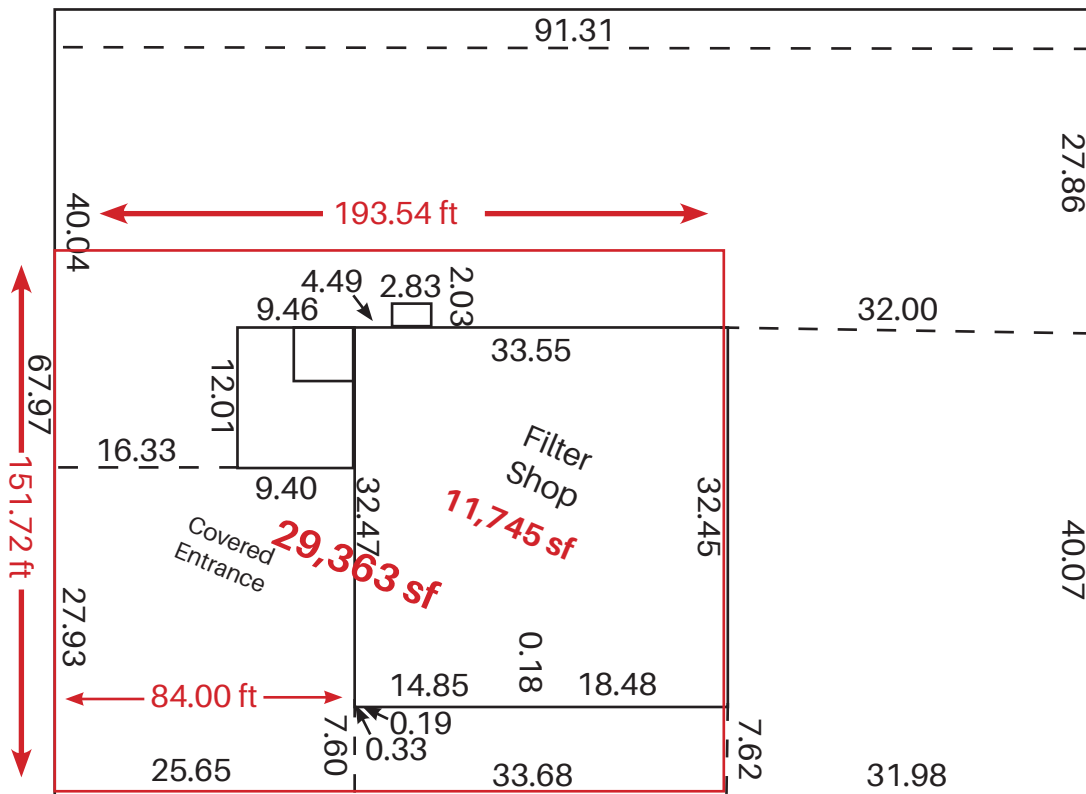
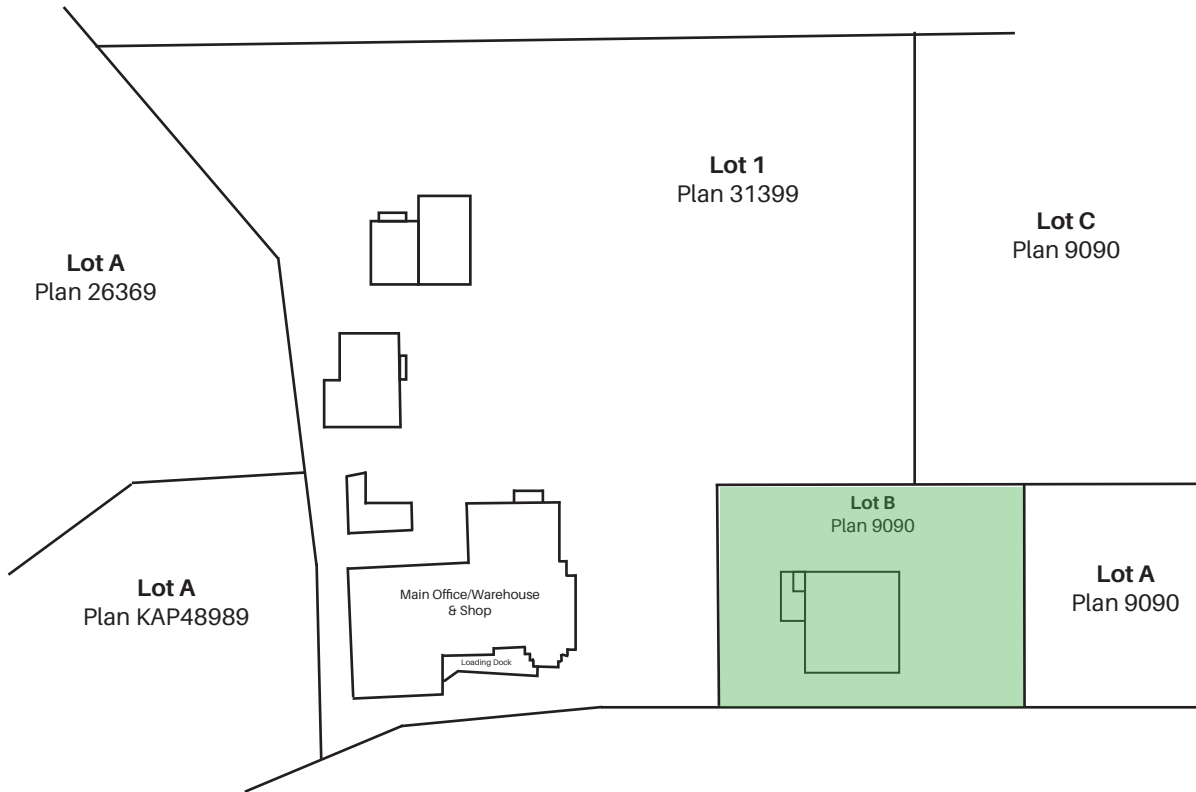
815 Circle Drive E.
Saskatoon, SK S7K 3S4

*Agents Protected

FOR LEASE | 1776 Kelly Douglas Drive, Kamloops, BC



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*Red outline illustrates 40% site coverage



SEE MORE AT:

www.reddeeproperties.com/leasing

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