



1764 Kelly Douglas Road, Kamloops, BC

FOR LEASE

SHOP/WAREHOUSE/OFFICE

Available Space:

11,180 sf-10,076 sf main, 1,104 sf 2nd.

(includes land of 40% site coverage)

Optional yard of up to 4 Acres

Zoning: Light Industrial (I1) Zoning

Legal Description: Plan 9090 Ltd B DL 235

NET LEASE RATE:

\$19.00/SF

Includes 40% site coverage

Plus \$1.65 psf+ NNN for remaining yard space

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

Occupancy Cost: \$5.00 psf (est)

Tyson Lewis

O: +1 (306) 665-1416 ext 1198

C: +1 (403) 615-6659

E: tyson@reddeeproperties.com

www.reddeeproperties.com

Building Features:

- ▶ Large yard with multiple access and egress options
- ▶ 30' clear height in shop (phase 2) and warehouse
- ▶ 25' clear height in shop (phase 1)
- ▶ 5 - oversized OH doors (16' by 16') in shop areas
- ▶ 1 - 10' by 16' OH door in warehouse
- ▶ Drive through building
- ▶ Direct access to TransCanada Highway
- ▶ Formerly occupied by Finning
- ▶ Option to lease 5,000 sf former "Welding Shop"
- ▶ Option to lease additional office space in neighbouring building



REDDEE
PROPERTIES INC.

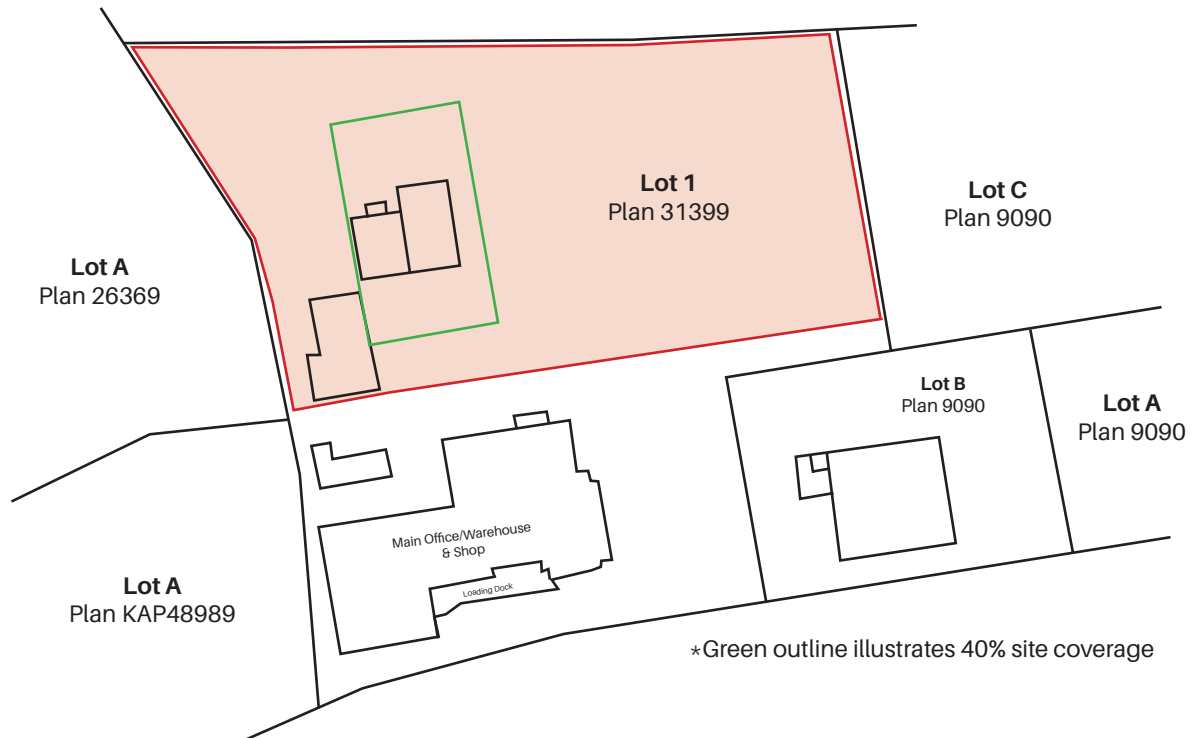
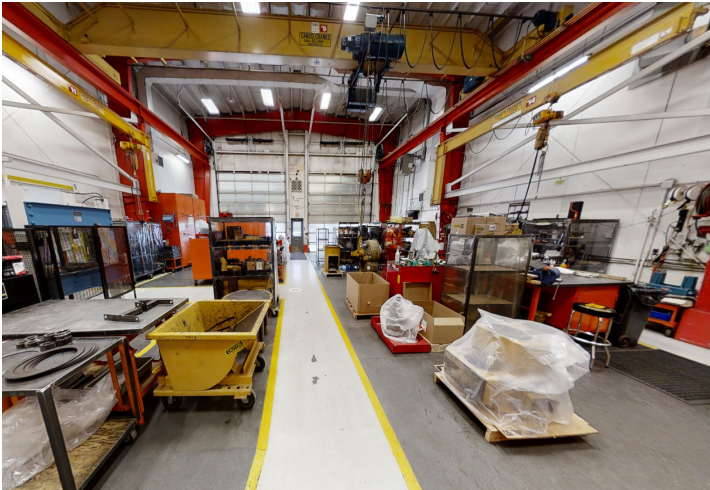
815 Circle Drive E.
Saskatoon, SK S7K 3S4

*Agents Protected

FOR LEASE | 1764 Kelly Douglas Drive, Kamloops, BC



FOR LEASE | 1764 Kelly Douglas Drive, Kamloops, BC





SEE MORE AT:

www.reddeeproperties.com/leasing

Tyson Lewis

O: +1 (306) 665-1416 ext 1198

C: +1 (403) 615-6659

E: tyson@reddeeproperties.com

www.reddeeproperties.com



REDDEE
PROPERTIES INC.

815 Circle Drive E.
Saskatoon, SK S7K 3S4