



Silver Stream
BUSINESS PARK

FOR LEASE

325 SILVER STREAM RD
KAMLOOPS, BC

**30,000 SF TO 66,305 SF OF STATE-
OF-THE-ART INDUSTRIAL WAREHOUSE**
Starting at \$13/SF



Developed by



Marketed by



325 SILVER STREAM RD KAMLOOPS, BC

SITE PLAN



329 Silver Stream Now Selling Strata Units




| | Unit 101 (Vacant) | Unit 102 (Leased) |
|----------------------------|-------------------|-------------------|
| Ground Floor | 62,765.0 | 81,128.0 |
| | 3,540.0 | - |
| Net SF | 66,305.0 | 81,128.0 |
| M&E Gross Up | 219.6 | 284.2 |
| Gross SF | 66,524 | 81,412.2 |
| Total Building Size | 147,936.80 | |

PROPERTY HIGHLIGHTS


- Available area: 30,000 SF to 66,305 SF (excluding M&E)
- Construction: insulated concrete tilt-up panel designed to the latest ASHRAE (energy code) standards
- Clear height: 32' clear
- Dock doors: seven (7)
- Grade doors: one (1)
- Column grid: 57' by 35'
- Staging bay: 57' by 55'
- Parking stalls: 151 stalls
- Sprinkler system: ESFR
- Power: 800A/600V
- Warehouse heating: gas fired unit heaters
- Lighting: 24,000 Lumen LED high bay lighting
- Slab: 7" slab loaded to 700 lbs/SF
- Zoning: I-2 general industrial
- Lease rate: \$13 / SF**

OPPORTUNITY


JLL and RLK Commercial are pleased to present a unique opportunity to lease a state-of-the-art industrial distribution building in Kamloops, BC. Developed by Cedar Coast and constructed by Orion Construction, 325 Silver Stream Road is designed to be a first-class distribution building in Kamloops.




Area
66,305 SF



Clear height
32 FT

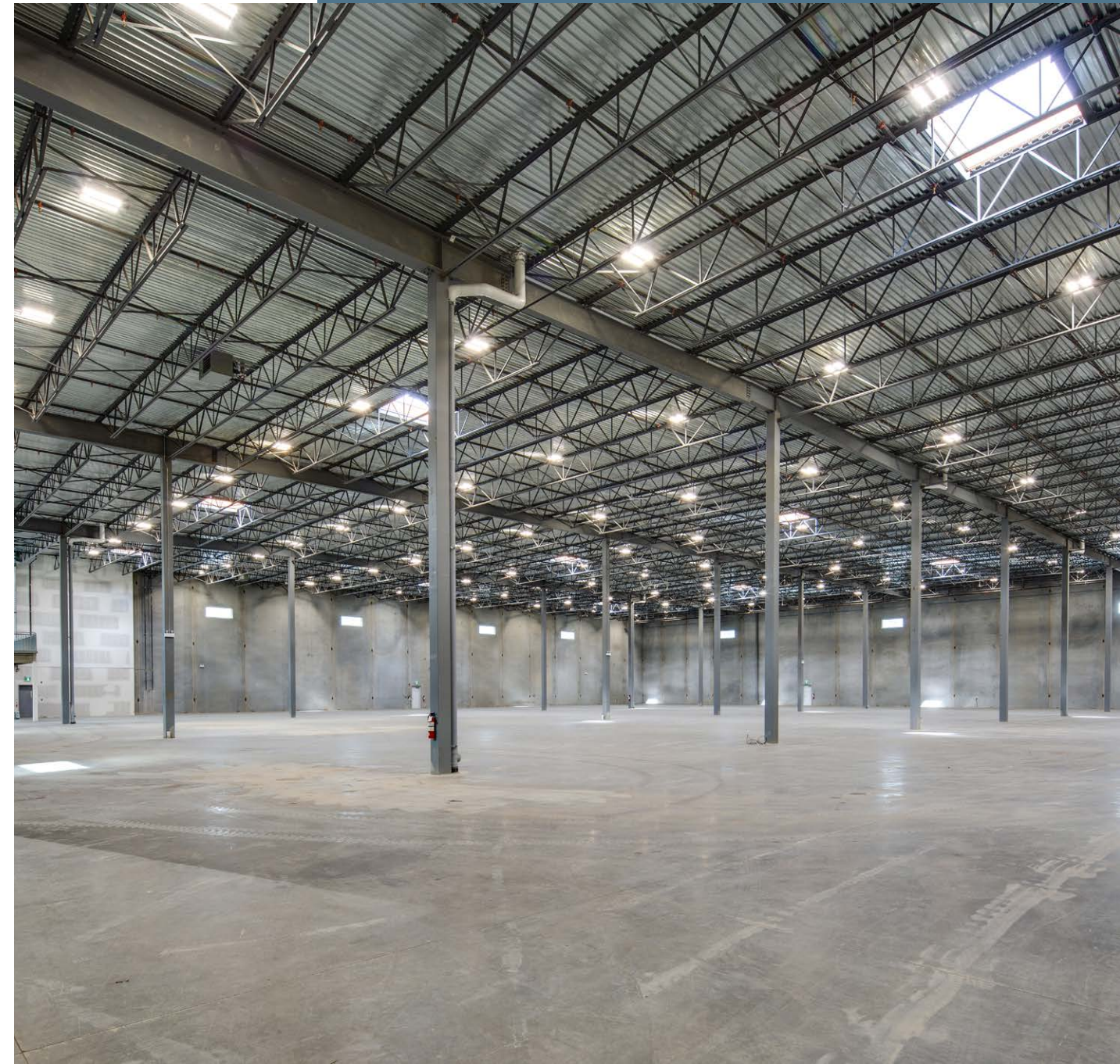
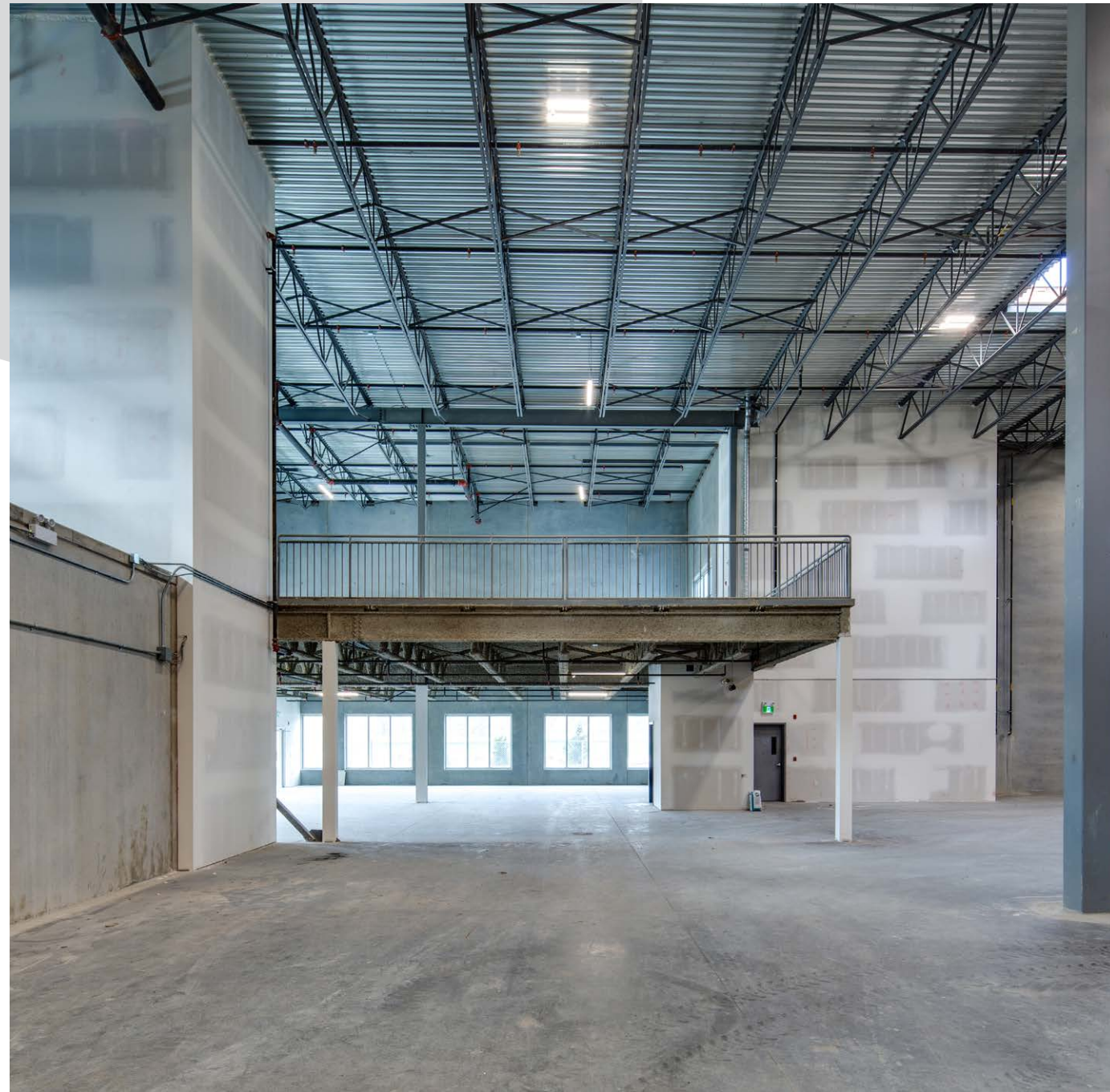
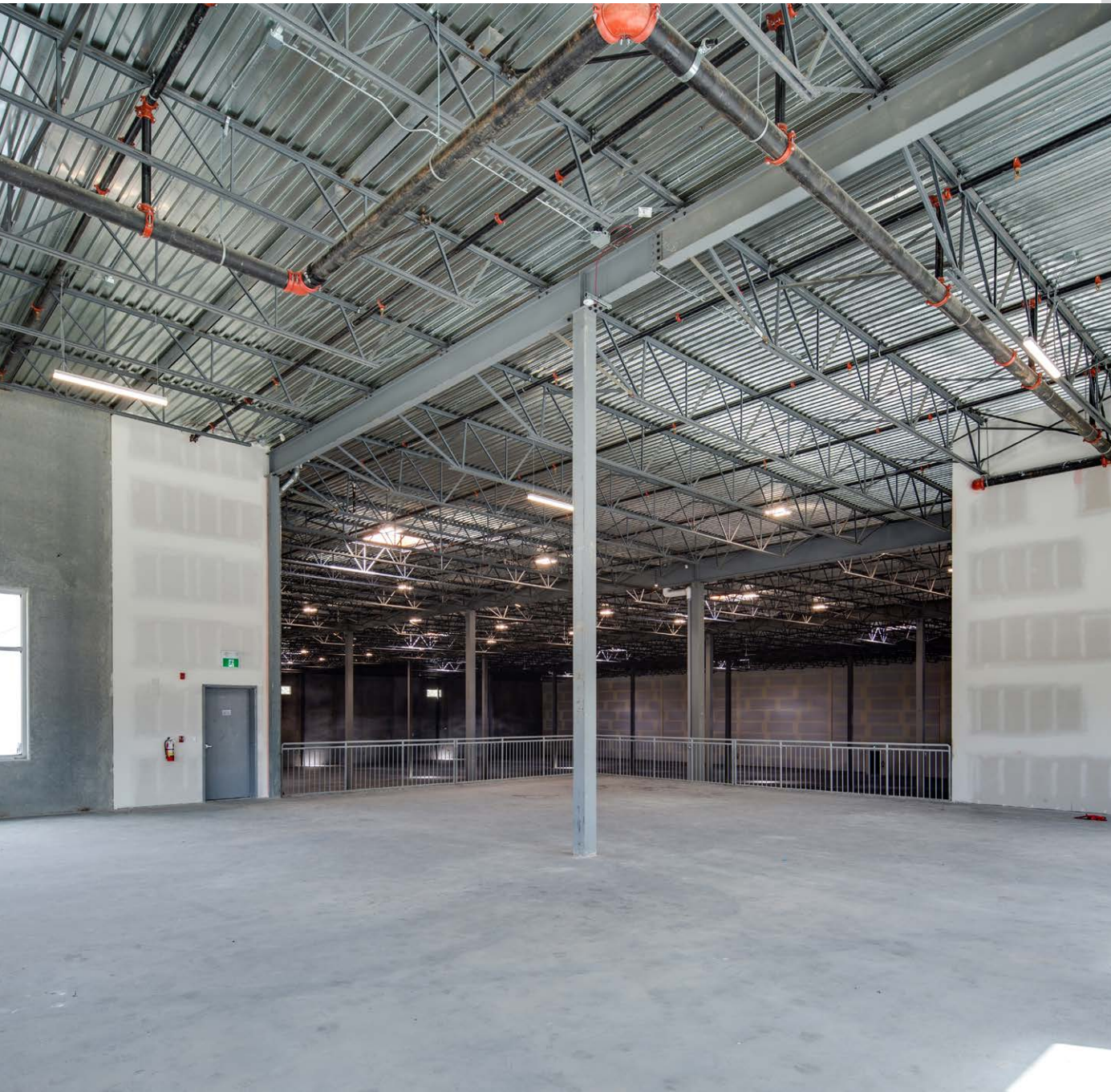


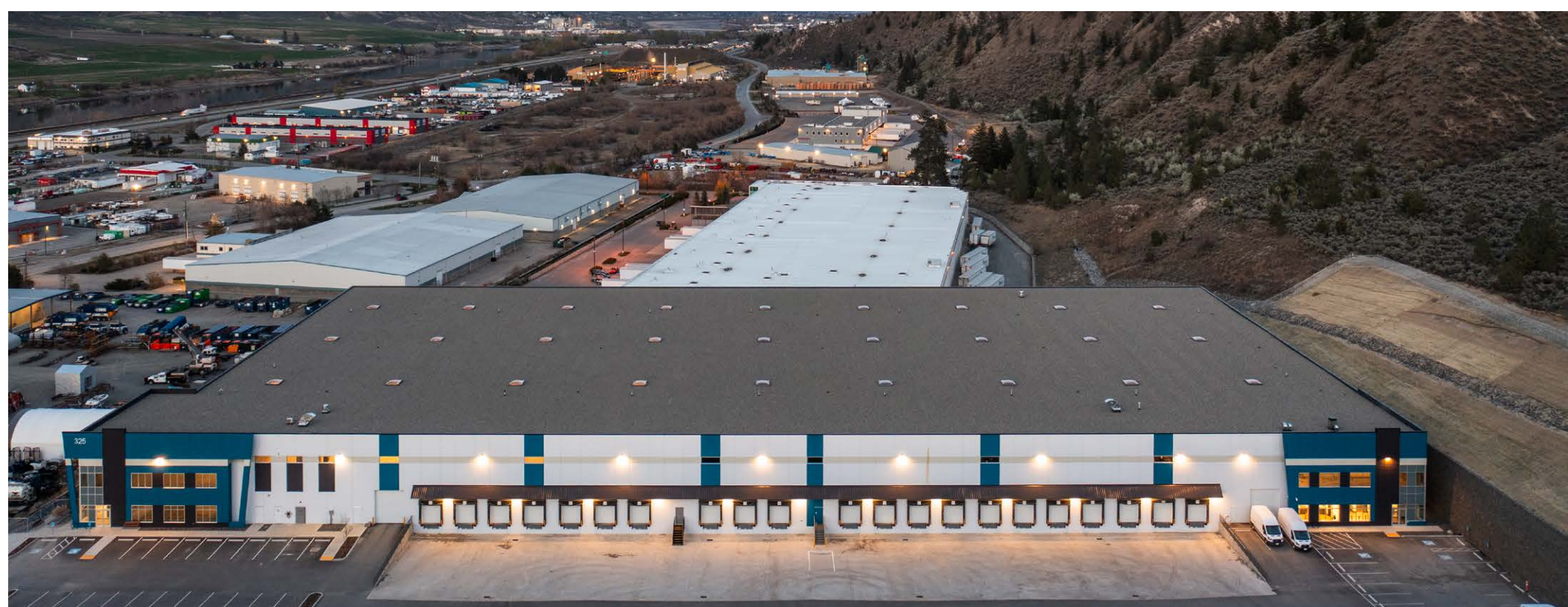
Dock Doors
7



Grade Door
1









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LOCATION

325 Silver Stream Road is located in the Campbell Creek industrial area, a proven logistics hub with excellent access to Highway 1 via Kokanee Way overpass.

National companies such as Cummins, NRI Distribution, FedEx, BC Liquor Distribution Branch, Brandt and Bandstra have chosen to locate their operations in this fast-growing industrial park.





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