



FOR SALE/LEASE

325 SILVER STREAM RD
KAMLOOPS, BC

150,610 SF of state-of-the-art
industrial warehouse



Developed by

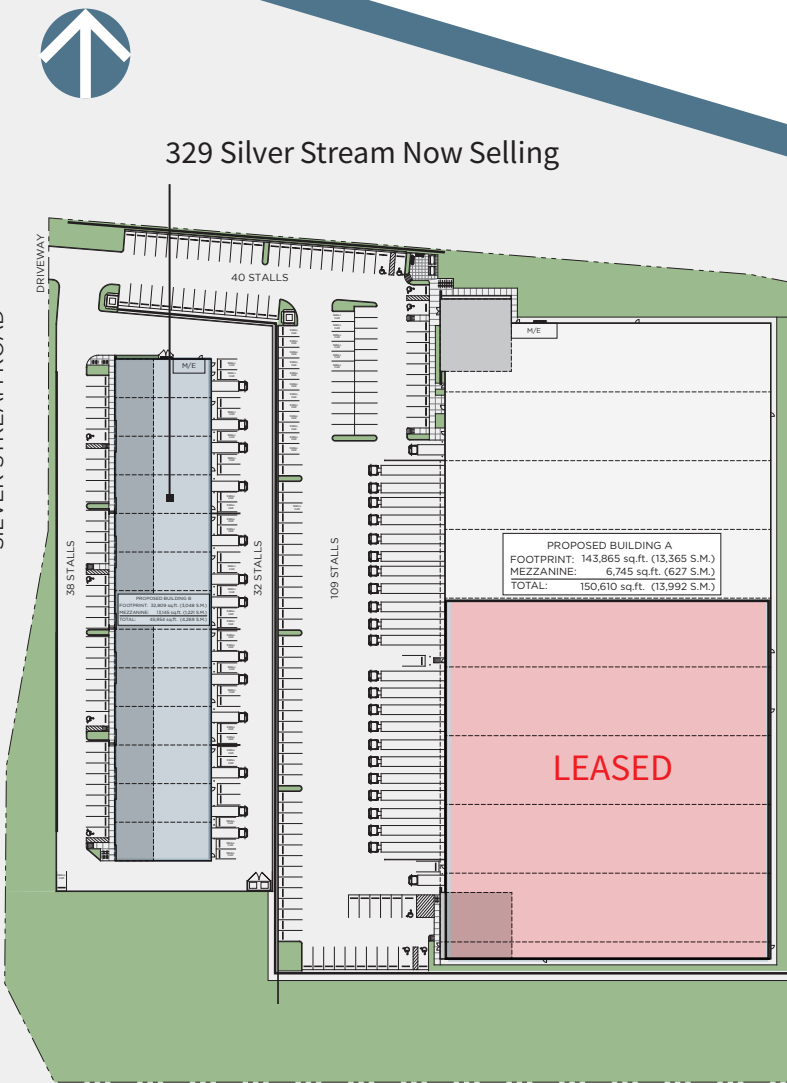


Marketed by



325 SILVER STREAM RD KAMLOOPS, BC

SITE PLAN



PROPERTY HIGHLIGHTS

- Available area: 65,517 sq. ft.
- Total area: 150,610 sq. ft.
- Construction: insulated concrete tilt-up panel designed to the latest ASHRAE (energy code) standards
- Clear height: 32' clear
- Dock doors: twenty-four (24)
- Grade doors: two (2)
- Column grid: 57' by 38'- 9"
- Parking stalls: 153 stalls
- Sprinkler system: ESFR
- Power: 1600A/600V
- Warehouse heatings: forced air heaters
- Lighting: LED high bay lighting to 30 fc
- Slab: 8" slab loaded to 750 lbs/sq. ft.
- Zoning: I-2 general industrial
- Anticipated delivery date: Q4, 2023
- Sale price: contact listing agent

OPPORTUNITY

JLL and RLK Commercial are pleased to present a unique opportunity to pre-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
65,517 sq. ft.



Clear height
32 ft



Dock Doors
11




Silver Stream
BUSINESS PARK

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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