



FOR SALE/LEASE

325 SILVER STREAM RD
KAMLOOPS, BC

65,517 SF of state-of-the-art
industrial warehouse



Developed by

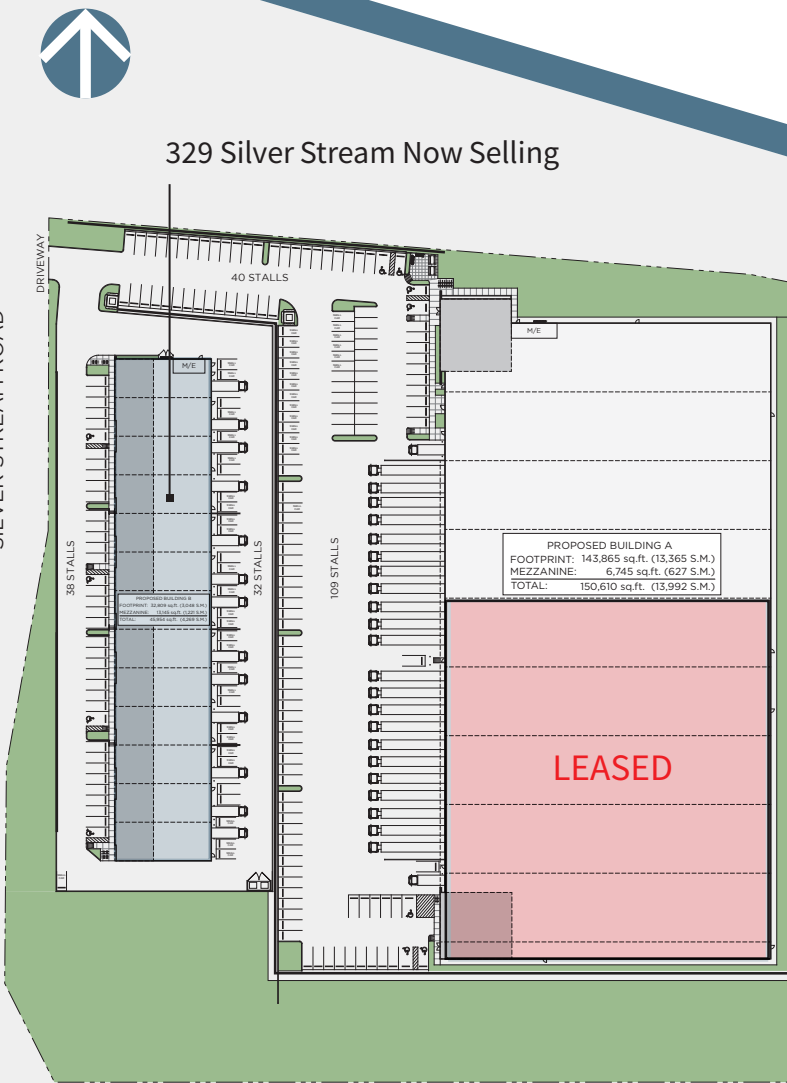


Marketed by



325 SILVER STREAM RD KAMLOOPS, BC

SITE PLAN



PROPERTY HIGHLIGHTS

- Available area: 31,000 sq.ft to 65,517 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
- Ready for occupancy
- 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





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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