

329 SILVER STREAM RD, KAMLOOPS, BC

BRAND NEW INDUSTRIAL WAREHOUSE AND OFFICE FOR LEASE/SALE

MOVE IN READY



Silver Stream
BUSINESS PARK

Developed by



Marketed by



THE OPPORTUNITY

Industrial strata units at Silver Stream Business Park

Silver Stream Business Park offers excellent exposure to the Trans-Canada Highway, public transit, and brand new, state-of-the-art construction at below replacement cost.

The park provides flexible options for businesses to purchase or lease units ranging from 3,147 to 3,520 square feet with the ability to combine multiple units for larger footprints up to 81,412 square feet. This scalability makes it ideal for fast-growing companies, allowing them to expand within the same location by seamlessly amalgamating adjacent units.

The property is fully serviced with city water and sewer as well as natural gas and BCHydro service.

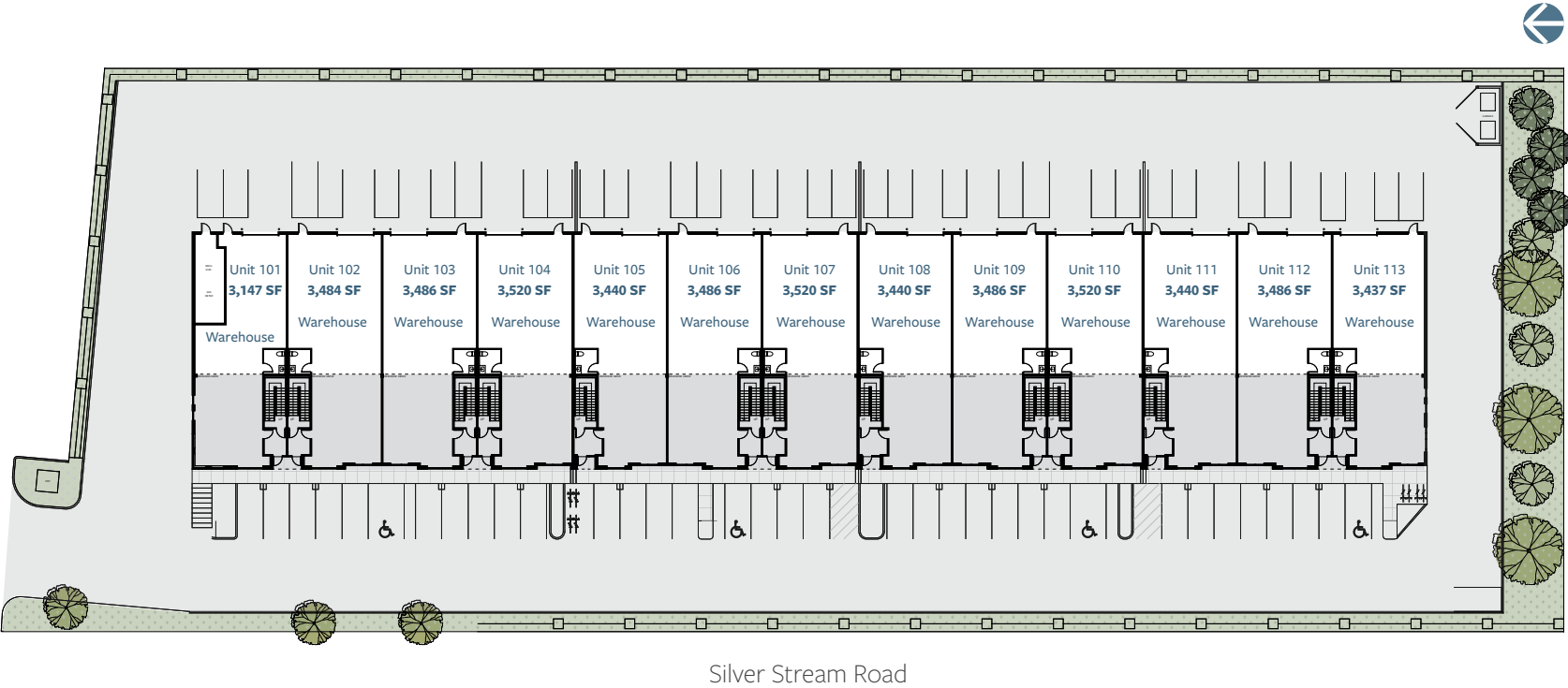


AVAILABILITY
Immediate Possession

BUILDING FEATURES

CONSTRUCTION Concrete tilt-up insulated panels	CEILING HEIGHT 26' clear	LOADING 12' x 14' grade level loading doors	FLOOR LOAD Warehouse: 500 lbs psf Mezzanine: 100 lbs psf
HEATERS Gas-fired unit heaters with electronic thermostat controls	LIGHTING High-efficiency LED fixtures	SPRINKLERS ESFR sprinkler system	PARKING Five (5) stalls per unit (Except for units 104 and 108 with Four (4) stalls per unit)
MEZZANINE Structural steel and concrete construction with guard rail	UNIT DIMENSIONS 80' x 32'	ELECTRICAL SERVICE 100A-347/600V 3phase	UNIT SIZES From 3,147 - 10,446 SF

SITE PLAN



STANDARD UNIT



Ground Floor	2,494 SF
Mezzanine	992 SF
Gross Area	3,486 SF



Showroom



Mezzanine



Warehouse



Mezzanine

26'
CLEAR HEIGHT

WAREHOUSE

MEZZANINE

SHOWROOM

12' x 14'
GRADE LEVEL
LOADING



Renderings, plans and marketing illustrations are not to scale, and all details, dimensions, sizes, specifications, layouts and materials are provided for information purposes only and are not represented as being the actual final features, dimensions, sizes, specifications, layouts and materials.

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THE LOCATION

Located on the eastern border of Kamloops, the Dallas Industrial Park is a light industrial/general industrial area that has efficient access to the Trans-Canada Highway by way of the Kokanee Road interchange. Anchor businesses include Moly-Cop, Brandt, Cummins, Prairie Coast, Petro-Pass Truck Stop and Southern Irrigation.

The Dallas Industrial Park is a fast-growing hub for warehousing, distribution, and a wide range of commercial services. The growth driver has been proximity to the Trans-Canada Highway, public transit, and newer generation buildings that provided efficiency, corporate appeal, and freehold land ownership without the risk of land leases.



WHY KAMLOOPS?

Choose Kamloops, B.C. as the location to increase your profits and efficiency by either relocating or expanding your business. Kamloops is the third largest city in British Columbia, outside of the Lower Mainland, and the transportation hub of B.C.'s southern interior. The city and its surrounding area offer an abundance of economic, social, and lifestyle assets. Kamloops is the 5th fastest-growing metro area in Canada with over 120,000 people, providing the amenities of a larger centre and easy access to major cities like Vancouver and Kelowna. Both CP Rail and CN Rail provide regular freight rail service.



Population
120,000



Households
49,000



Median Age
41.4



Labour Force
62,000



Total Consumption
\$5.5 billion



Average Household Income
\$112,000

Kamloops Advantages

- Located at the intersection of Western Canada's four major highways
- Kamloops Airport (YKA) is one of the fastest growing regional airports, providing air service throughout North America with connections to virtually every part of the world
- Close to major urban centres; Port of Vancouver a short haul away
- Over 50 trucking and transport companies based in the Kamloops area
- Proactive municipal government ensures fast processing of permits and licenses
- Thompson Rivers University is located in Kamloops; it has over 25,000 students (on campus and distance/online) enrolled in over 25 disciplines, and approximately 2,000 graduates every year

* Statistics and data provided by Venture Kamloops Economic Development and Statistics Canada.



PROJECT TEAM



Cedar Coast is a Vancouver, BC based real estate development and investment firm with a 20-year track record of successful outcomes. It currently has 38 active projects throughout British Columbia, Oregon, Washington and North Dakota representing over 5,000 houses and condos, 850 rental apartments, and 5.9 million sq. ft. of industrial space when fully built out. Info available on Cedar Coast website.



Orion Construction is one of the largest and most innovative design build commercial contractors in the Lower Mainland. Their dedicated focus on design build commercial and light industrial projects allows them to provide their clients extraordinary value through a hands-on, process-driven delivery structure.



Baktash Kasraei, SIOR

Executive Vice President

JLL

T +1 604 998 6016

Baktash.Kasraei@jll.com

Casey Bell, PREC

Executive Vice President

JLL

T +1 604 998 6014

Casey.Bell@jll.com

Brendan Shaw

Managing Broker

Brendan Shaw Real Estate

T +1 250 319 4737

brendan@bsre.ca



CEDAR COAST



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