

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.

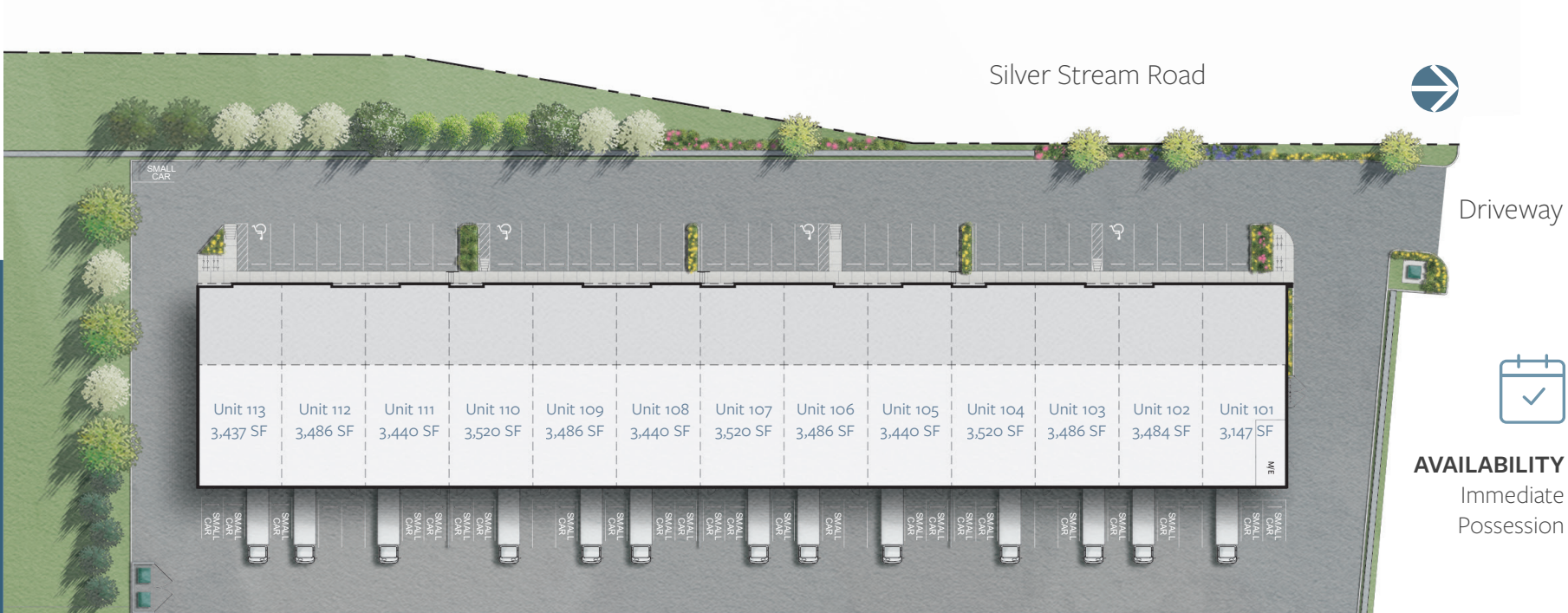
The park provides flexible options for businesses to purchase or lease units ranging from 3,147 to 3,520 square feet with the ability to combine multiple units for larger footprints up to 81,412 square feet. This scalability makes it ideal for fast-growing companies, allowing them to expand within the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

## BUILDING FEATURES

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

## SITE PLAN







Warehouse



Showroom



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.





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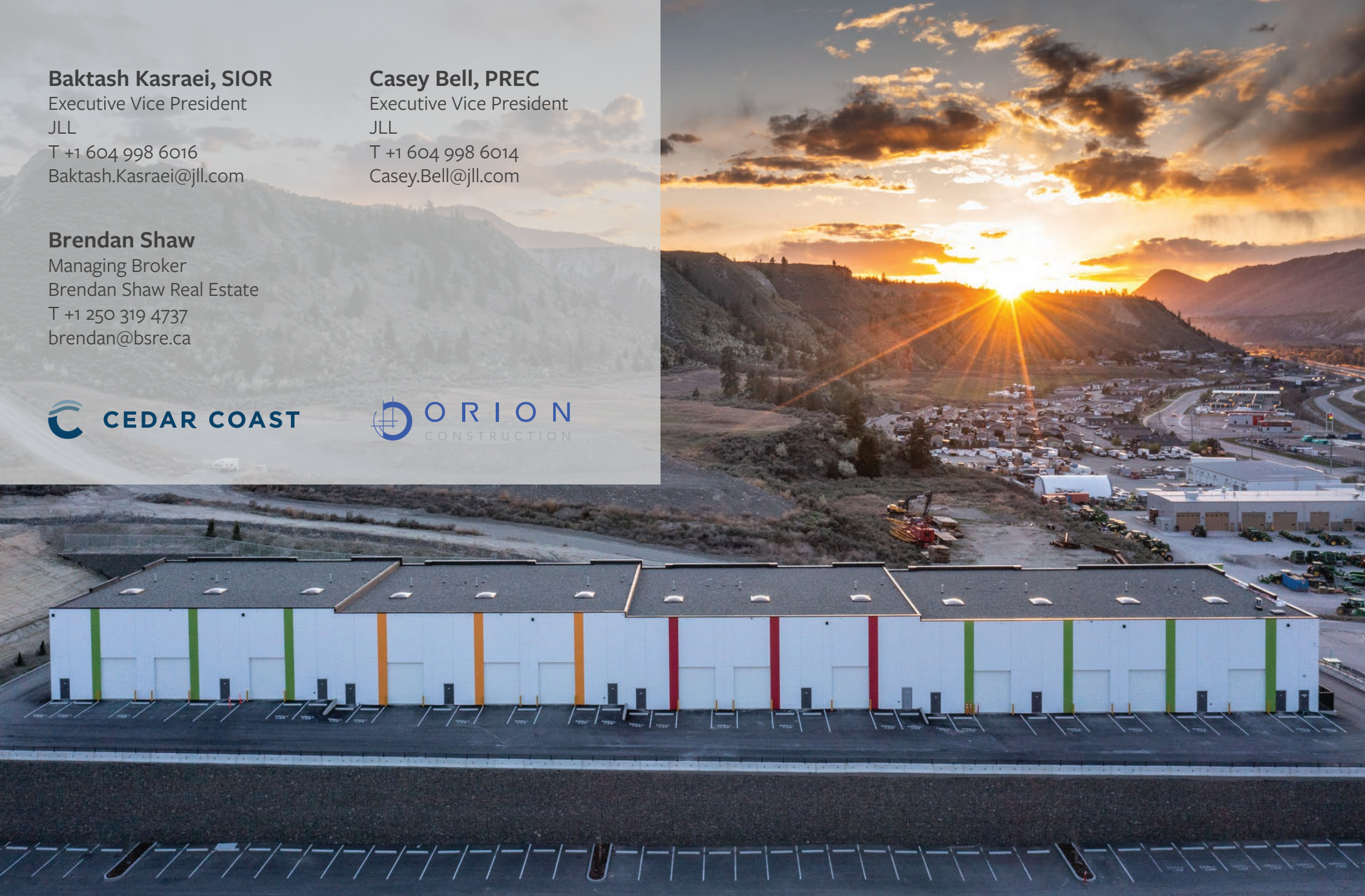
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