

329 SILVER STREAM RD, KAMLOOPS, BC

DISCOVER THE FREEDOM OF INDUSTRIAL STRATA OWNERSHIP



Silver Stream
BUSINESS PARK

PRICED FROM \$295/SF

**VTB MORTGAGES AND
LEASE-TO-OWN
OPTIONS AVAILABLE FOR
SELECT PURCHASERS**



Developed by



CEDAR COAST

Marketed by



JLL

+



THE OPPORTUNITY

Industrial strata units at Silver Stream Business Park

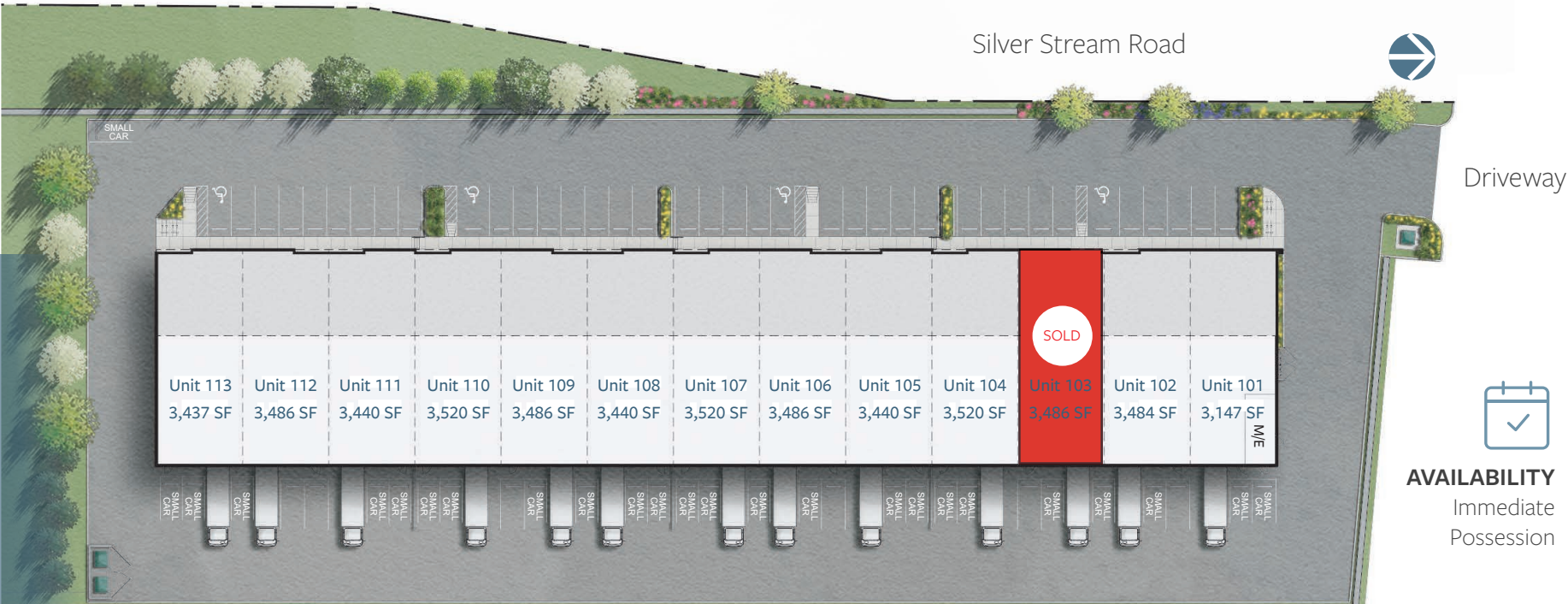
On behalf of Cedar Coast, JLL and RLK Commercial proudly present industrial strata units at Silver Stream Business Park, the highly anticipated industrial project in Kamloops. For the first time in Kamloops, industrial businesses and investors have an exclusive opportunity to purchase state-of-the-art freehold industrial units ranging in size from 3,147 to 10,446 SF.

Silver Stream Business Park combines thoughtful design with high-quality construction to create a new generation of industrial space not previously seen in Kamloops. Best in class specifications, including concrete tilt-up construction, 26’ clear ceiling heights, grade loading, LED lighting, structural mezzanines, 3-phase power and much more. A range of unit sizes and the ability to combine units to create larger spaces create flexibility to accommodate a wide range of businesses and investors.

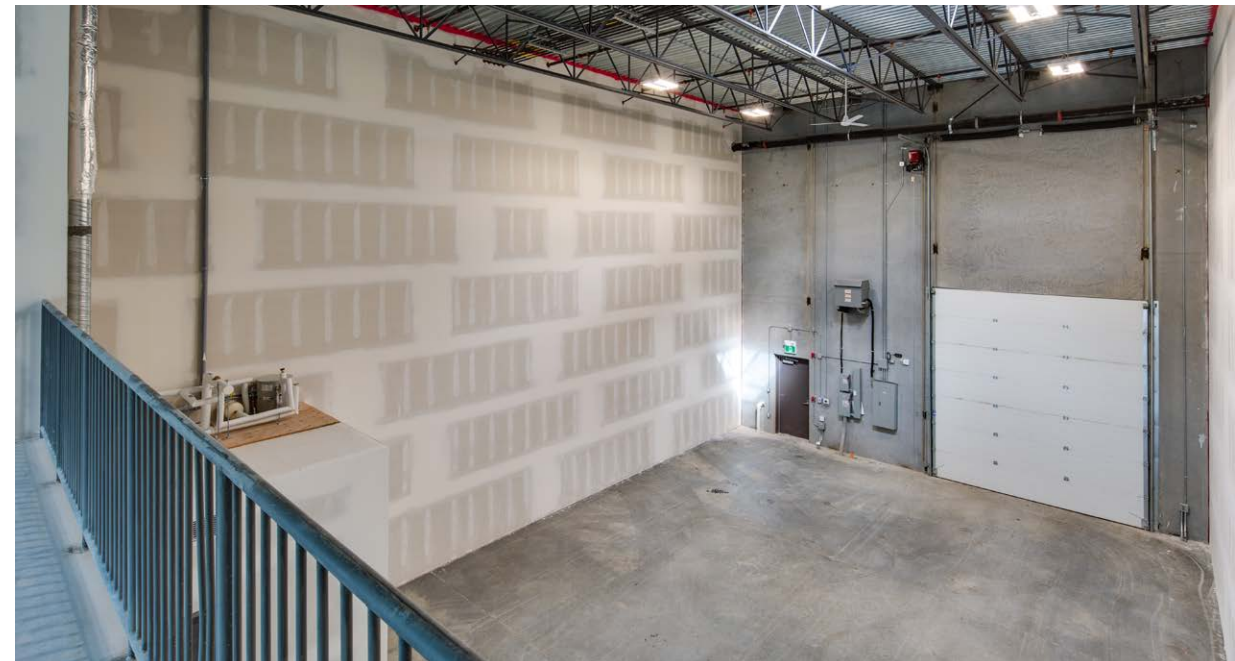
BUILDING FEATURES

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
SPRINKLERS ESFR sprinkler system	LIGHTING High-efficiency LED fixtures	HEATERS Gas-fired unit heaters with electronic thermostat controls	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	WARRANTY One (1) year from the date of substantial completion

SITE PLAN



AVAILABILITY
Immediate Possession







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

Silver Stream Business Park 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, Bandstra and North Country Tire Distributors have chosen to locate their operations in this fast-growing industrial park.



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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