

FOR SALE

LEASEHOLD INDUSTRIAL ONLY 3.085 ACRES REMAINING
265 CN JUNCTION ROAD, KAMLOOPS, BC



NEW PRICE



Parcel A

AVAILABLE NOW

Parcel B

UNDER CONTRACT

Parcel C

UNDER CONTRACT

CN ROAD

** Site boundaries are for illustrative purposes only

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THE OPPORTUNITY

Cushman & Wakefield ULC and Brendan Shaw Real Estate are pleased to offer 265 CN Junction Road, Kamloops (the "Property") for leasehold sale through 49 year lease. The large scale 3.085 acre property supports further industrial development and outside storage uses given the existing configuration of the site. With access to the Yellowhead Highway #5 via CN Junction Road, the Property is conveniently accessible for all types of industrial users.

PROPERTY HIGHLIGHTS

- Fully fenced and secured property
- KIB Water, septic system, natural gas & hydro in place
- Proposed rail spur (CN rail yard)
- Site dimensions would allow for a large scale industrial building to be developed
- Close proximity to CN Rail yard and Yellowhead Hwy 5
- Unzoned property provides for flexible uses, to be approved by the Kamloops Indian Band
- Sale of leasehold interest, expiry October 2071

PARCEL A - PRICE: \$2,250,000

- 3.085 Acres
- Land Only
- Full Fenced
- Hydro, Gas & Water to be provided
- Septic to be installed





Parcel A
3.085 Acres
Fully Fenced

CN ROAD

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