

# FOR SALE



**+12,000 SF DESIGN-BUILT WAREHOUSE  
WITH +1.79 ACRES EXCESS LAND**










1175 LOWER CHINA CREEK ROAD, GENELLE BC

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# PROPERTY DETAILS

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**MUNICIPAL ADDRESS**  
 1175 Lower China Creek Road  
 Genelle, BC
- 
**TYPE**  
 Industrial
- 
**TOTAL AREA (SQ. FT.)**  
 +12,000 SF  
 (10,000 SF WH, 2,000 SF office)
- 
**YEAR BUILT**  
 2008
- 
**SITE AREA (AC.)**  
 2.79 Acres
- 
**CEILING HEIGHT**  
 19 ft. to 21 ft.
- 
**LOADING DOORS**  
 3 x 9 ft. x 8 ft. truck level  
 2 x 16 ft. x 12 ft. grade level
- 
**ZONING**  
 Light Industrial 2 (IN2)
- 
**LIST PRICE**  
 \$3,190,000

## EXECUTIVE SUMMARY

RLK Commercial is pleased to offer for sale a 100% interest in 1175 Lower China Creek Road, located in Genelle, BC, just a 5-minute drive from Castlegar – one of southern BC’s most significant regional shipping depots given its strategic location and efficient access along the Crowsnest Highway (Highway 3). Originally design-built in 2008 by Norsteel Building Systems for the owner’s moving and storage businesses, and featuring a steel frame construction, the building represents one of the Kootenays’ newest industrial buildings. The building’s highly functional specifications with modern standards include +10,000 SF of open-concept warehouse area with no interior columns, clear heights between 19 and 21 feet, LED lighting, three 9 ft. x 8 ft. truck-level doors, two 16 ft. x 12 ft. grade-level doors, a 5.5” concrete floor, and +2,000 SF of office space with central air conditioning. With ~2.79 acres of total useable land area, the property further offers substantial available land for outside storage or construction of additional buildings.

1175 Lower China Creek Road is being offered as a share sale of R. Donaldson Location Services Inc., a holding company which owns the real estate. The building may be purchased as either 100% vacant, or with a partial leaseback in place. Seller financing may also be available – please inquire with listing agent for details.

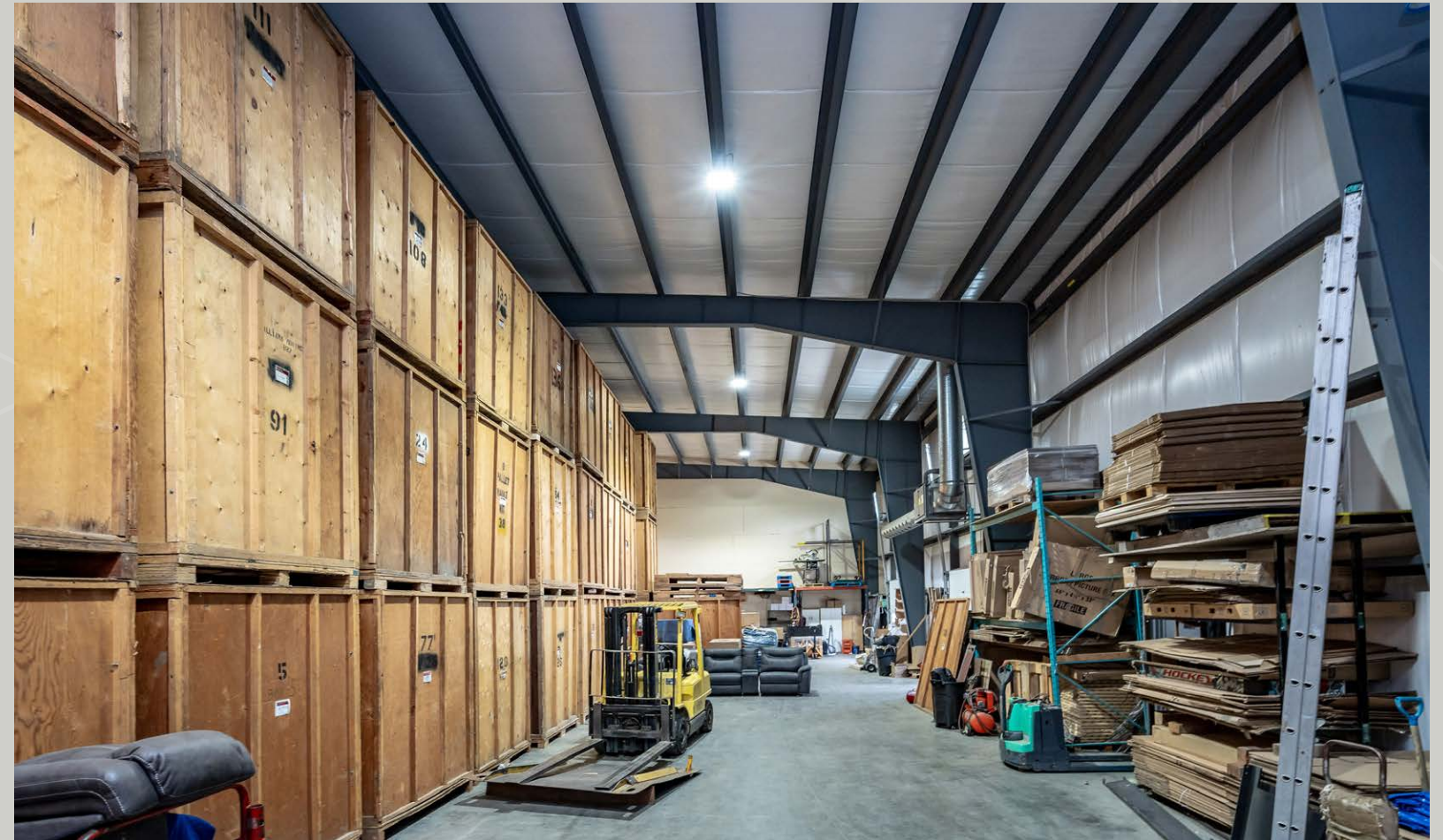
# PROPERTY OVERVIEW

Purpose-built by Norsteel Building Systems for the current owner in 2008, the building represents one of the newest industrial buildings in the Kootenays, with some of the highest quality specifications available. The 12,000 SF building is comprised of a 10,000 SF warehouse and 2,000 SF office space. The site is accessed off Lower China Creek Road with immediate two-way connection onto Highway 22. Given the site profile, the building offers exceptional highway visibility from both directions, providing users with attractive signage and branding opportunities. The warehouse is split into two units, one approximately 6,000 SF space with 2 truck level doors (9 ft. x 8 ft.), and one 4,000 SF space with 1 truck level door (9 ft. x 8 ft.) and 2 grade level doors (16 ft. x 12 ft.). The owner currently occupies the larger warehouse space for their moving and storage business, as well as the smaller warehouse space for their mechanical repair shop. Partitioning walls are non-structural and can be relocated as needed.

Only a small handful of buildings in the Kootenays offer clear heights over 20 feet, and this property is a part of that rare set, with clear heights between 19 to 21 feet. With its modern steel frame design, the warehouse space benefits from no interior columns, offering wide lateral clearance for maximum flexibility. A 5.5" concrete slab with 16" rebar centres ensure a strong and stable foundation with above-average light industrial weight bearing capacity.

The total site area is ~2.79 acres. Assuming a generous 1 acre of land for the existing building (~29% coverage), there remains an additional 1.79 acres or more for outside storage purposes or constructing an additional building.

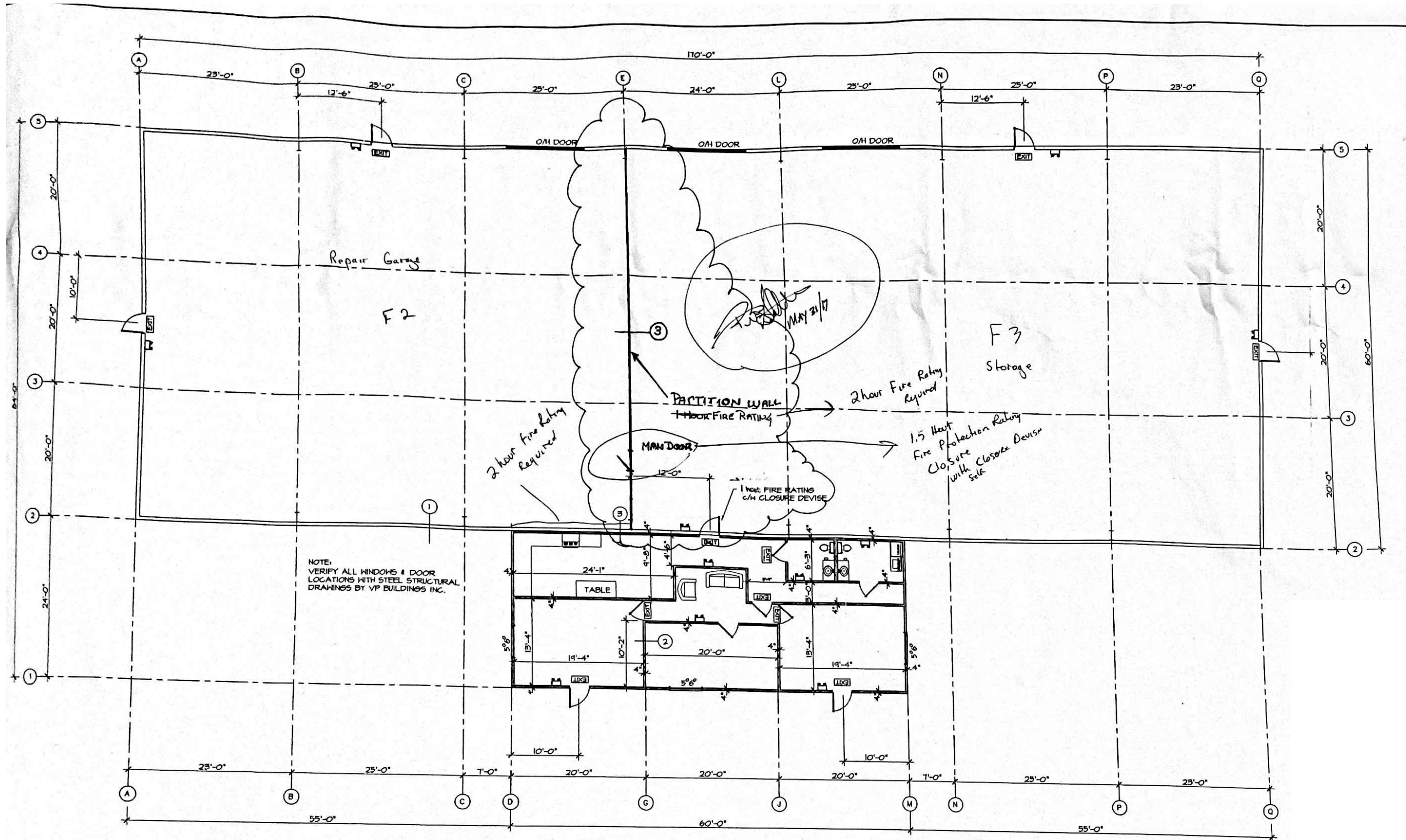
Additional features include suspended propane warehouse heating, efficient LED lighting, septic and well water systems, natural gas located at lot line, and 200 amps single phase power with opportunity to upgrade to three phase.



# SITE PLAN



# FLOOR PLANS



# LOCATION OVERVIEW

1175 Lower China Creek Road is situated in the Genelle industrial node, adjacent to several significant regional businesses including West Kootenay Mechanical, Martech, Chinook Scaffold, and Midwest Healthcare Linen Services. The property is situated with prominent exposure along, and direct access to, Highway 22, which connects to the Crowsnest Highway (Highway 3) within ~8 minutes, providing the region's most direct and efficient connectivity to Kelowna/Vancouver and Cranbrook/Calgary. For this reason, Castlegar has a high concentration of shipping and logistics facilities and businesses, including Zion Trucking, Clark's Freightways, Van Kam Freightways, Overland West Freight Lines, and Mustang Freightways. The property is also strategically located between Celgar - one of the largest pulp mills in the BC Interior - and Teck Cominco's Trail operations



# CENTRAL LOCATION IN THE "HUB OF THE KOOTENAYS"

With immediate access to the Crowsnest Highway via Highway 22 within minutes, the Property offers convenient regional connectivity throughout the BC Interior and to the U.S. border (~1 hr.). Castlegar represents a key commercial hub in the BC Interior, given its location along Highway 3 (Crowsnest Highway), connecting Alberta in the east to Vancouver in the west (and Kelowna via Highway 33). Castlegar's West Kootenay Regional Airport (WKRA) with Air Canada Jazz, runs the most consistent regional flight schedule to major regional destinations. Local businesses in the Kootenay Region benefit from a total trade area of nearly 70,000 people, and a thriving tourism industry that in 2019 saw ~550,000 visitors spend over \$600 million.

## DRIVE TIMES

REGIONAL		LOCAL	
Cranbrook	2 hrs 30 mins	Playmor Junction	15 mins
Osoyoos	2 hrs 30 mins	Trail	20 mins
Spokane, WA	3 hrs	Nelson	30 mins
Kelowna	3 hrs 15 mins	Salmo	30 mins
Kamloops	5 hrs	Grand Forks	1 hr
Calgary	6 hrs 30 mins	U.S. Border	30 mins
Vancouver	6 hrs 30 mins	Creston	1 hr 20 mins











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