

# FOR LEASE

1460 IRON MASK ROAD, KAMLOOPS, BC  
INDUSTRIAL WAREHOUSE, OFFICES WITH POTENTIAL FOR SHOWROOM



AVAILABLE LATE 2024



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## THE OPPORTUNITY

Cushman & Wakefield ULC and Brendan Shaw Real Estate (“BSRE”) are pleased to offer for lease a brand new quality built industrial facility located at 1460 Iron Mask Road, Kamloops. Located among some of the most notable industrial businesses in town, the Iron Mask industrial area features excellent access to the Trans Canada #1 Highway via the Copperhead Road interchange. In addition, the light industrial zoning allows for a broad range of uses, including: warehousing, lab, construction services, equipment sales/service and many more.

## LEASABLE AREA

Warehouse :	9,370 SF
Sales:	985 SF
Ground Floor Office:	1,606 SF
Second Floor Office :	1,710 SF
<b>Total Building Area :</b>	<b>13,671 SF</b>

Land Area: 0.75 acres

## ZONING

1-Industrial Zoning

## AVAILABILITY

Estimated Occupancy Q4 2024

## RENT

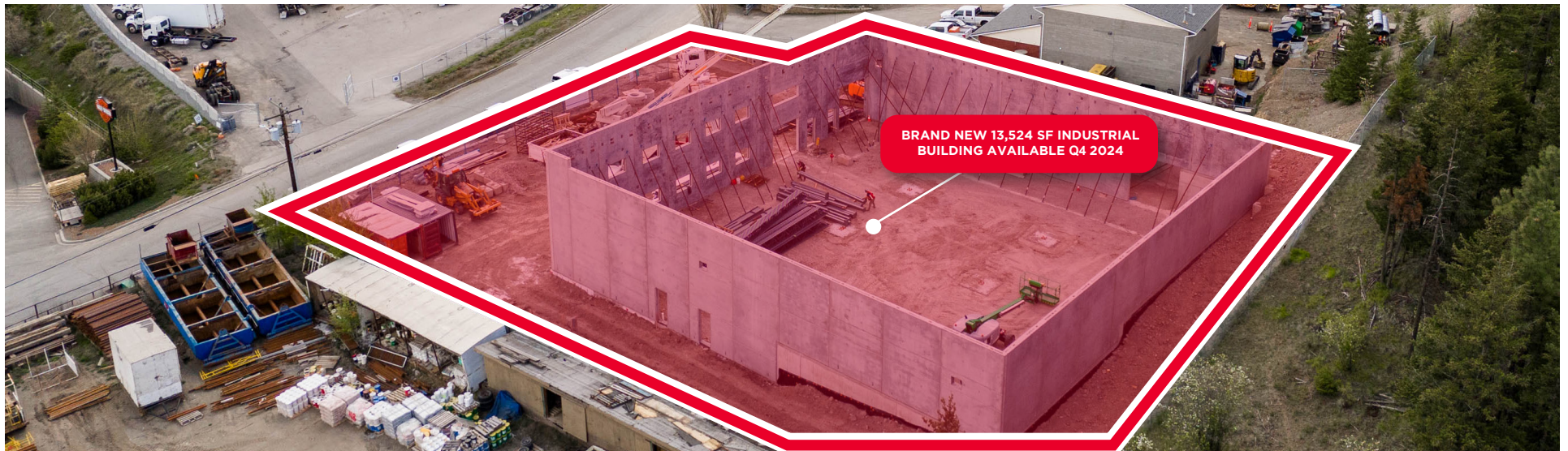
\$16.00 PSF

## ADDITIONAL RENT

Estimated \$4.50 PSF (2024)

## BUILDING SPECIFICATIONS

- Brand new concrete tilt up construction
- 26’ ceiling heights
- Approx. 26’ x 37’ column spacing
- One grade level loading door
- One dock level loading door with leveler
- 6 Washrooms (2 warehouse, 4 office)
- 19 parking spaces
- High efficiency warehouse lighting
- Signage Potential
- Outstanding curb appeal, with potential for showroom or retail



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CUSHMAN &  
WAKEFIELD



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## FLOOR PLAN



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