

FOR SUBLEASE

INDUSTRIAL END-CAP WITH YARD

Unit 1 - 9989 Dallas Drive
Kamloops, BC



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*The Commercial
Real Estate Experts*



FOR SUBLEASE: Unit 1 - 9989 Dallas Dr, Kamloops, BC

Property Details

Civic Address:

Unit 1 - 9989 Dallas Drive, Kamloops, BC

Location:

Located 15 minutes east of Kamloops via the Highway 1 to Exit 390 - Lafarge Rd turn left onto Dallas Drive, property is on the right-hand side

Total Space Available:

Approx. 20,330 SF includes ±1,500 of office space

Yard Space:

±1 acre of yard to the front of the building and ±.25 acres of yard space to the rear

Zoning:

I2 - General Industrial

Sublease Rate:

\$11/SF plus additional rent of \$4.96/SF (estimated for 2024) & applicable taxes

Large Industrial End-Cap for Sublease Includes Open Warehouse Space and Office Space

Opportunity:

RE/MAX Commercial - RE/MAX Kelowna presents this outstanding opportunity to sublease a large industrial facility with dock and grade level loading bays plus additional yard space.

Features:

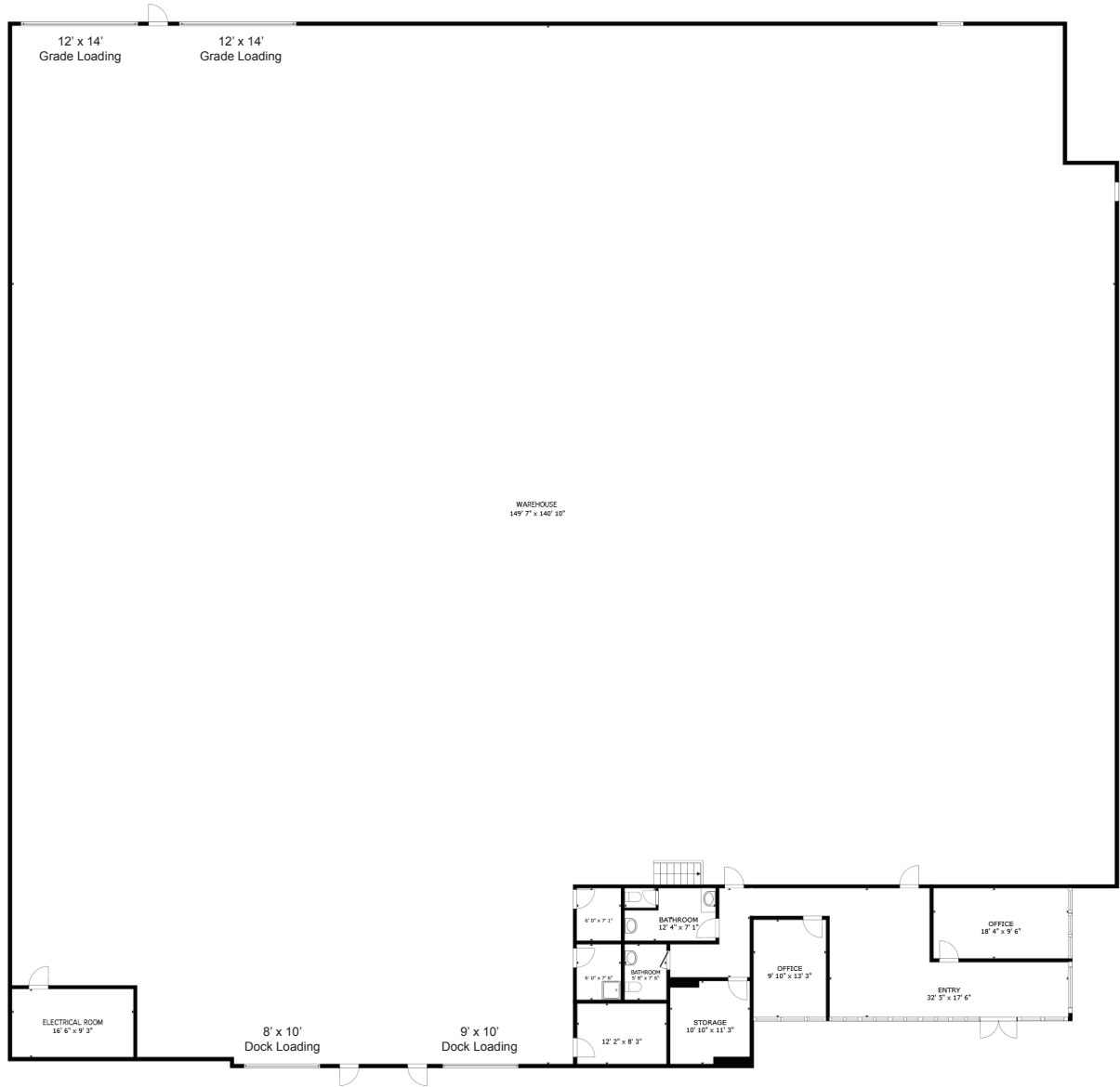
Large industrial facility located 15 minutes east of Kamloops, BC with easy access to and from the Trans-Canada Highway at Exit 390/391 - Lafarge Road.

- ▶ End-cap industrial facility totals approximately 20,330 SF which includes large open warehouse space and approximately 1,500 SF of office space.
- ▶ Warehouse space features 2 dock-level loading bays to the front of the building with 8' x 10' and 9' x 10' overhead doors, and 2 grade-level loading bays to the rear of the building each with 12' x 14' overhead doors.
- ▶ Sublease expires Oct 31, 2028 with potential for extension available at market rates
- ▶ For more information or to arrange a tour of this property contact Kris McLaughlin Personal Real Estate Corporation of RE/MAX Commercial - RE/MAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com



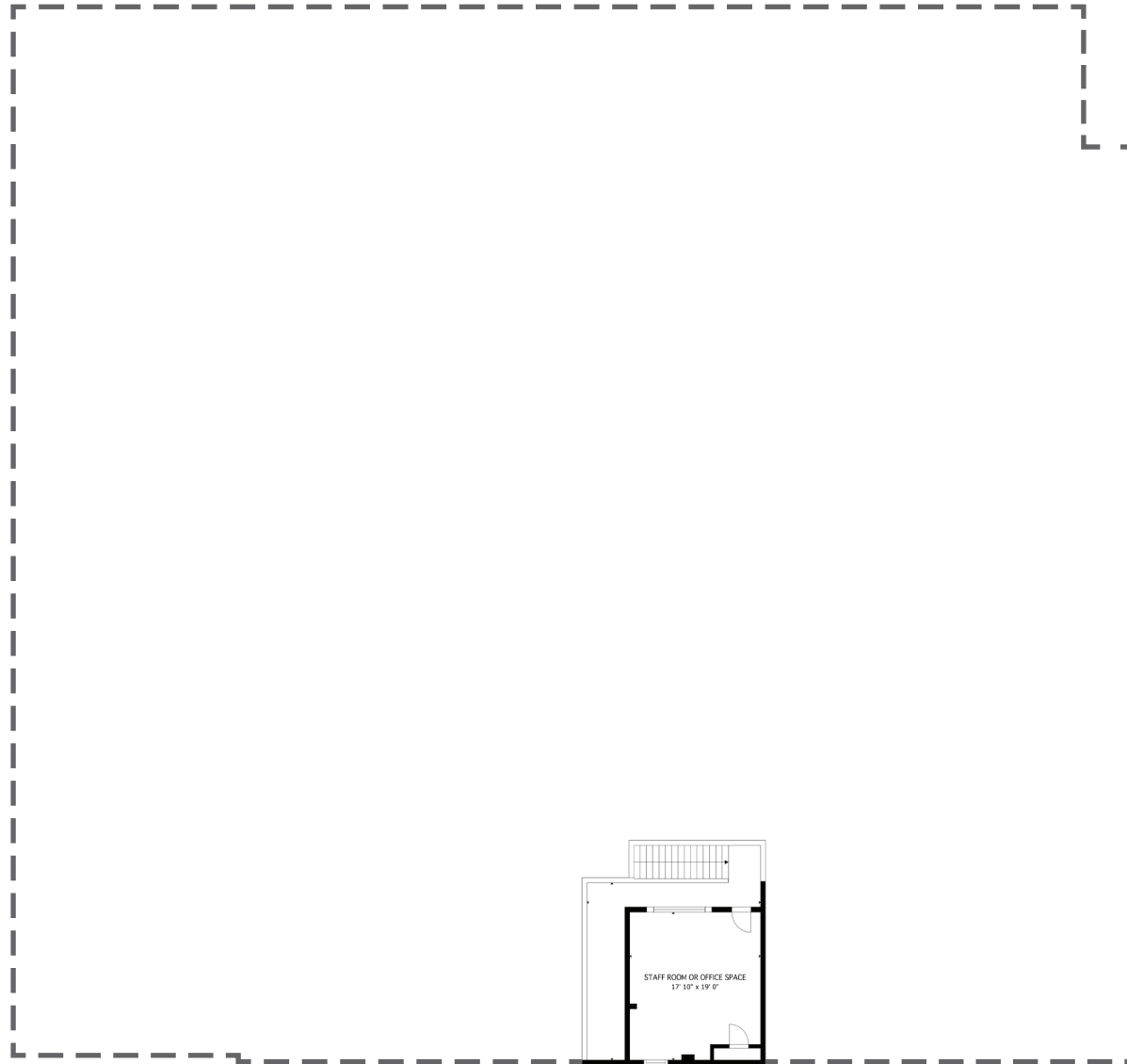
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Floor Plan - Main



Note: Floor plan has been derived, is approximate and may not be to scale. If important, information and configuration should be verified.

Floor Plan - Second



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Warehouse Space



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Office Space



Exterior Images



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