

329 SILVER STREAM RD, KAMLOOPS, BC

# BRAND NEW, INDUSTRIAL WAREHOUSE, AND OFFICE FOR LEASE



Silver Stream  
BUSINESS PARK

STARTING AT \$17.95 /SF



Developed by



Marketed by



# 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 lease 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'

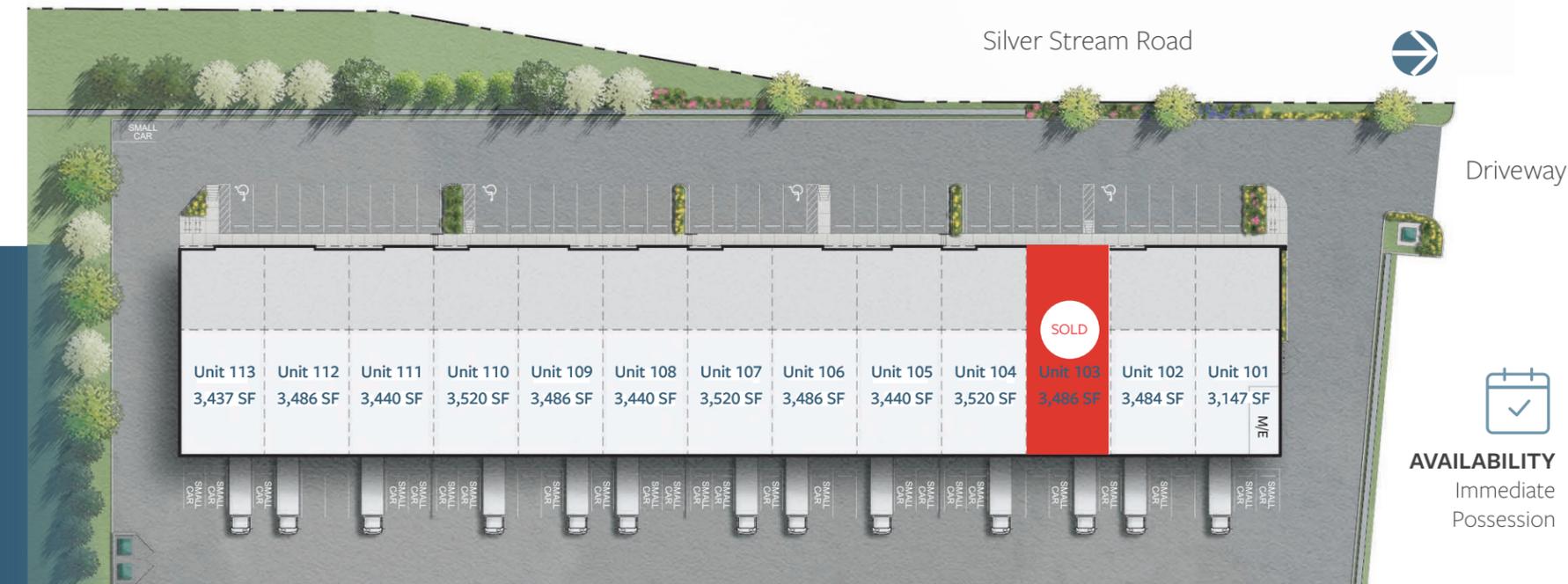
### ELECTRICAL SERVICE

100A-347/600V 3phase

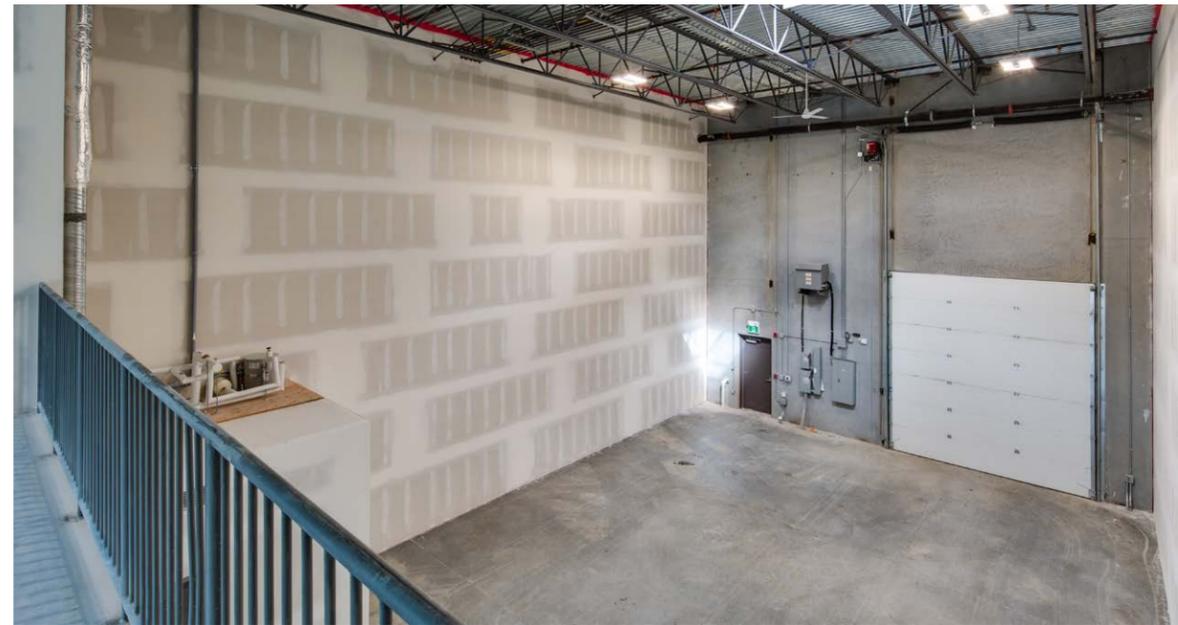
### UNIT SIZES

From 3,147 - 10,446 SF

## 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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