



Silver Stream
BUSINESS PARK

FOR SALE

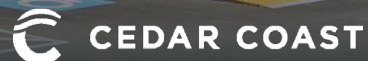
325 SILVER STREAM RD
KAMLOOPS, BC

147,937 SF INDUSTRIAL
WAREHOUSE WITH INCOME

List Price: \$40,682,675 (\$275 / SF)



Developed by

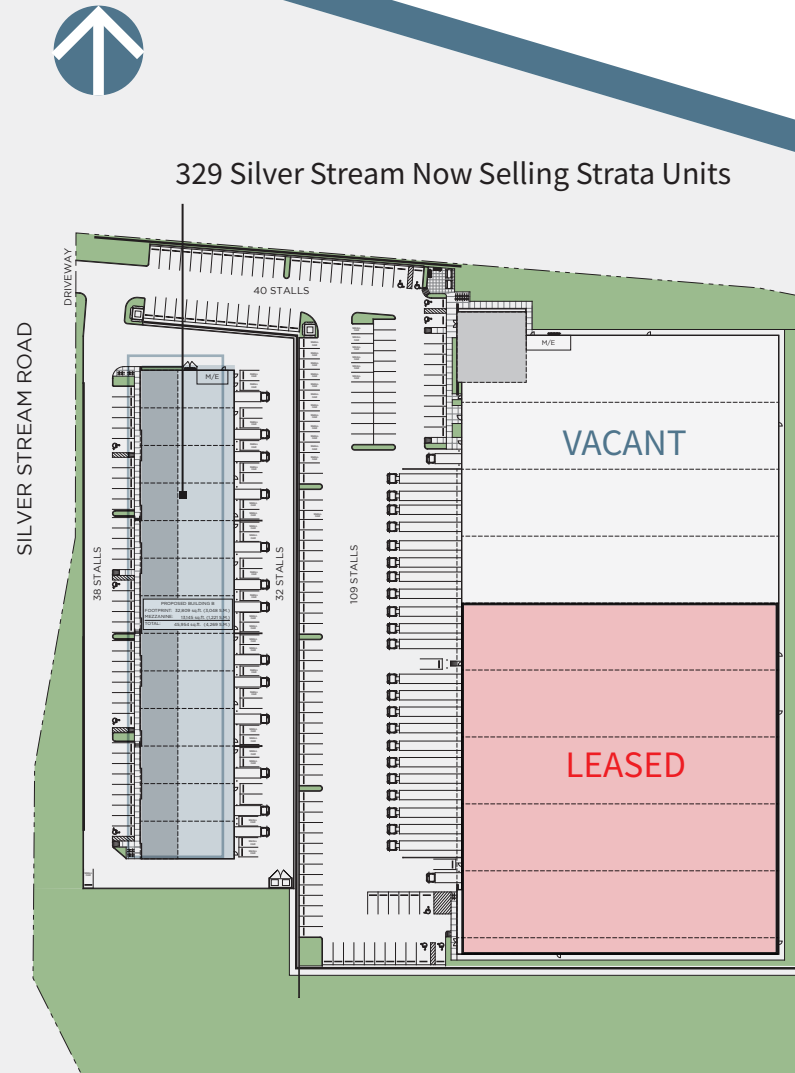


Marketed by



325 SILVER STREAM RD KAMLOOPS, BC

SITE PLAN



PROPERTY HIGHLIGHTS

- National tenant in place occupying 81,412 SF
- Construction: insulated concrete tilt-up panel designed to the latest ASHRAE (energy code) standards
- Clear height: 32' clear
- Dock doors: twenty-two (22)
- Grade doors: two (2)
- Column grid: 57' by 35'
- Staging bay: 57' by 55'
- Parking stalls: 151 stalls
- Sprinkler system: ESFR
- Power: 1600A/600V
- Warehouse heating: gas fired unit heaters
- Lighting: 24,000 Lumen LED high bay lighting
- Slab: 7" slab loaded to 700 lbs/SF
- Zoning: I-2 general industrial
- Ready for occupancy
- **Sale price: \$40,682,675 (\$275 / SF)**

OPPORTUNITY

JLL and RLK Commercial are pleased to present a unique opportunity to own a state-of-the-art industrial distribution building in Kamloops, BC. Developed by Cedar Coast and constructed by Orion Construction, 325 Silver Stream Road is designed to be a first-class distribution building in Kamloops.



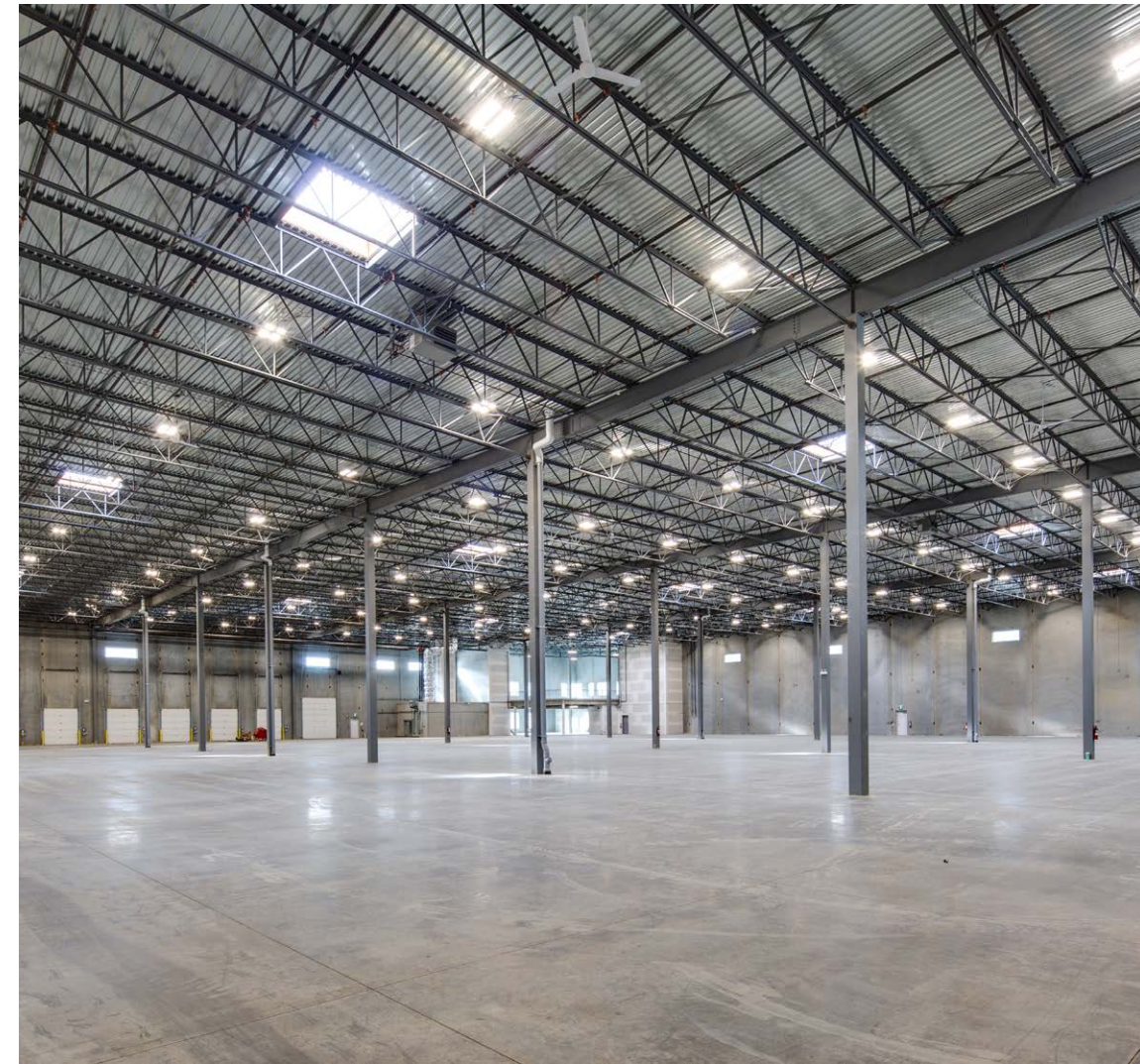
Area
147,937 SF

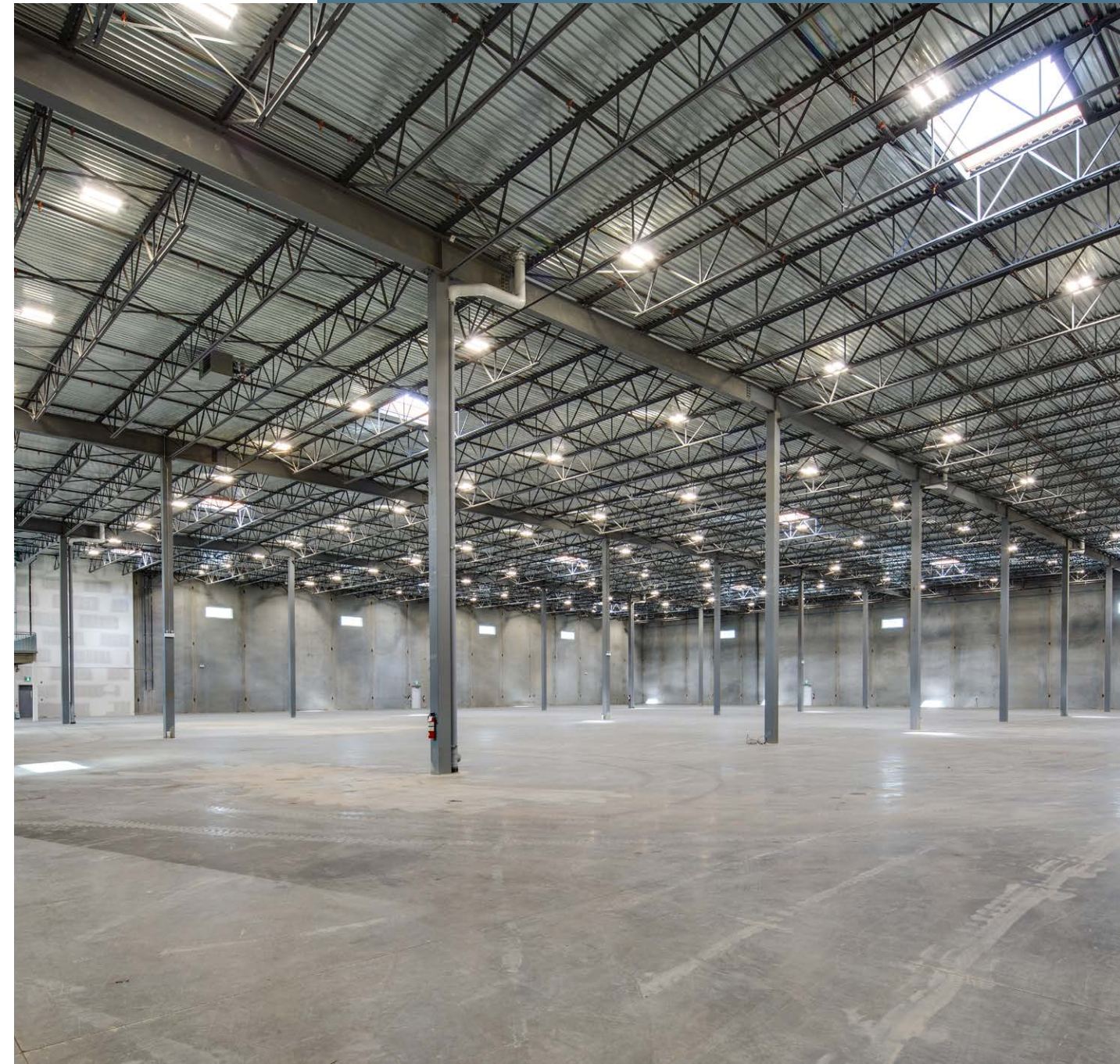
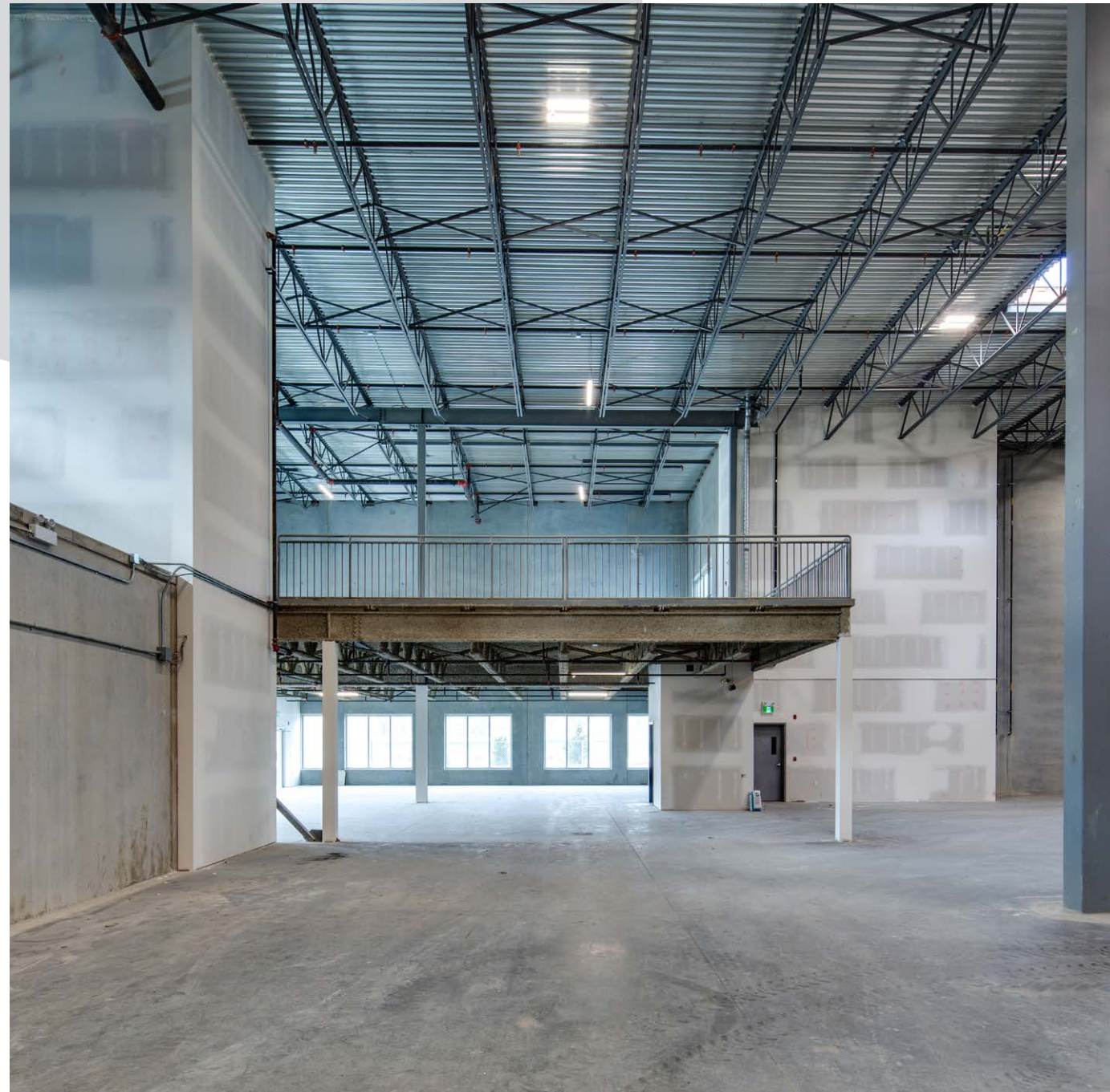
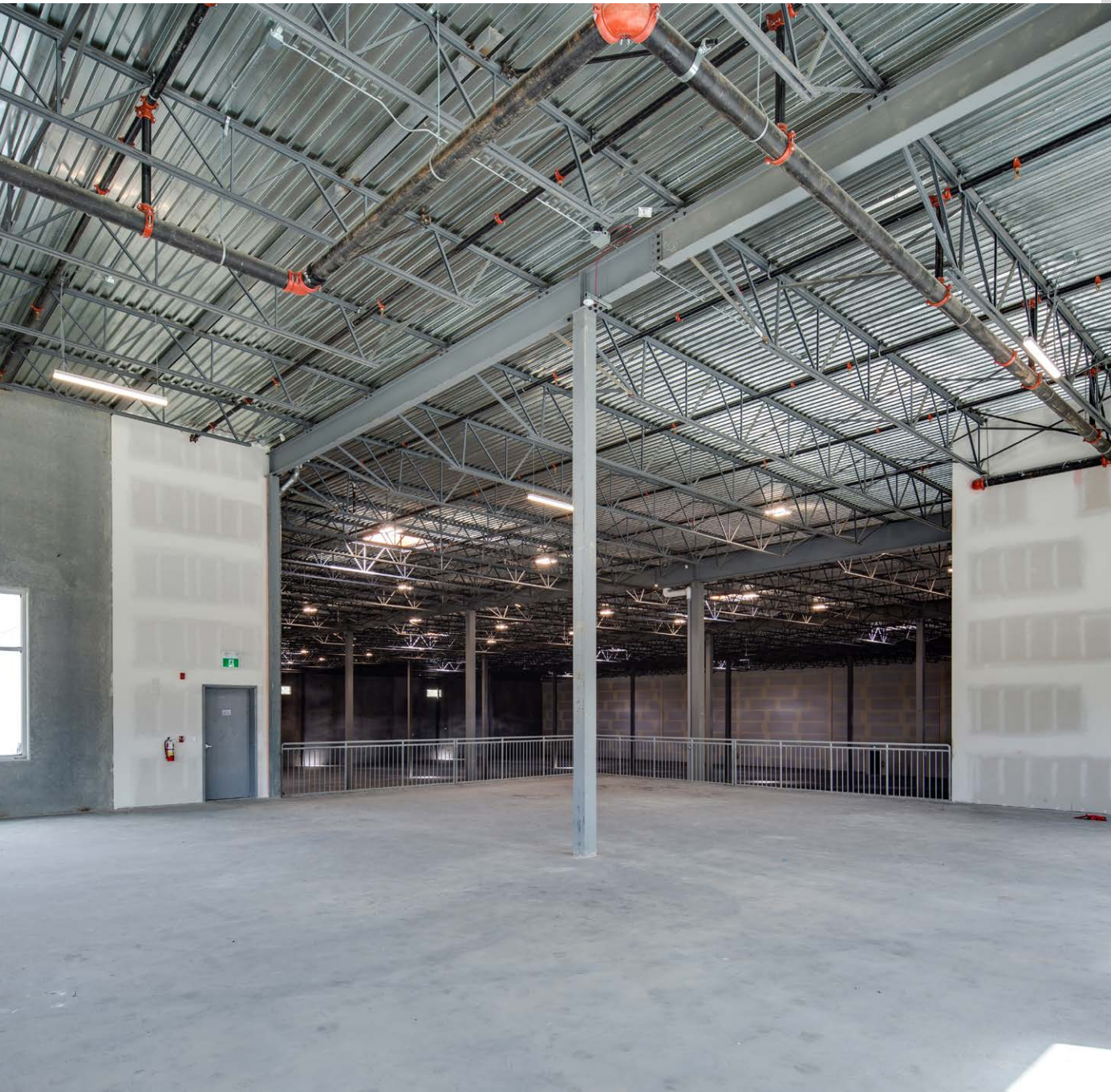


Clear height
32 FT



Dock Doors
22









Silver Stream

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LOCATION

325 Silver Stream Road 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 and Bandstra have chosen to locate their operations in this fast-growing industrial park.





325

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