

# FOR LEASE

PRIME LOCATION WITH EXCELLENT EXPOSURE  
2045 WEST TRANS CANADA HIGHWAY | KAMLOOPS, BC



# THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to offer multiple industrial and office spaces for lease at 2045 West Trans Canada Highway, Kamloops (the “Property”). The Property is located in an industrial area of South-West Kamloops with direct access to Trans Canada Highway, offering excellent connectivity. The property will support many light industrial uses requiring warehouse and ample parking for company fleets or equipment. The location allows convenient access to Downtown Kamloops and exposure to thousands of vehicles per day. The Property is currently configured for multi-tenant use, multiple warehouse and office spaces that offer comfort and functionality, while the yard space provides room for outdoor storage & operations.

## AVAILABLE AREA

### Warehouse

Available Units	Area (SF)	Availability
Unit 2	2,000	Leased
Unit 3	2,400	Leased
Unit 7	1,000	January 2026
Unit 10	1,300	Leased
Unit 11	1,000	Leased
Unit 12	2,000	Leased
Total	8,700	Immediately

### Office

Available Units	Area (SF)	Availability
100 (2nd floor)	1,040	Immediately
200 (2nd floor)	1,040	Immediately
Total	2,080	Immediately

### Yard

Area (SF)	Availability
9,500	Immediately

## PROPERTY DETAILS

- Flexible unit sizes available, contact agent for ideal layouts
- New roof, pavement, and fresh exterior paint
- A mix of radiant tube and forced air heating
- Concrete block with aluminum siding
- 16’ - 20’ warehouse ceiling heights
- 14’ x 14’ oversized grade level doors
- Upgraded LED lighting in the warehouse units
- 400 AMP main electrical service
- Highway signage opportunities

## LAND AREA

9,500 SF of yard space  
*\*\* could be combined efficiently with Unit 7*

## ZONING

I-1 Light Industrial Zoning

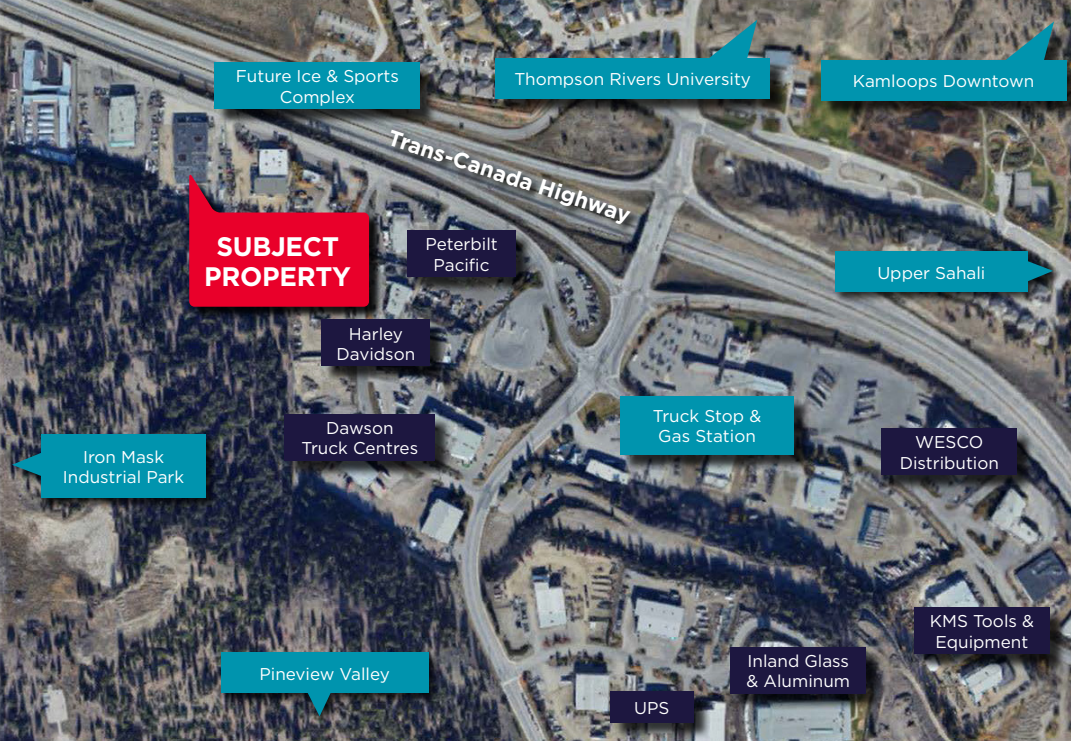
## LEASE RATE

\$14.00 PSF, net

## ADDITIONAL RENT

\$5.00 PSF (2024 est.)





## MARKET OVERVIEW

### Iron Mask Industrial Park

2 MINUTES AWAY

### Pineview Valley

2 MINUTES AWAY

### Downtown

11 MINUTES AWAY

### Upper Sahali

8 MINUTES AWAY

### Thompson Rivers University

10 MINUTES AWAY

The property is strategically located nearby key transportation routes, including Trans-Canada Highway. This location provides businesses with excellent access to necessary amenities while benefiting from a strong industrial presence in the surrounding area.





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