

663

SARCEE STREET
KAMLOOPS, BC

FOR LEASE



**CUSHMAN &
WAKEFIELD**



BRENDAN SHAW
REAL ESTATE

PROPERTY FEATURES



THE OPPORTUNITY

Cushman & Wakefield ULC & BRSE Ltd. Are pleased to offer for lease completely renovated industrial property located at 663 Sarcee Street in the highly desirable Mt. Paul Industrial Area of Kamloops, BC.

The Property will support many light industrial uses requiring warehouse, offices, shop and ample parking for company fleets or equipment. The location allows convenient access to Downtown Kamloops and access to the Yellowhead Highway #5 North. The Property is currently accommodating multiple tenancies.



BUILDING AREA

7,300 SF



SITE SIZE

2.7 Acres



ZONING

Property Provides for Flexible Uses



BASIC LEASE RATE

\$12.00 PSF



ADDITIONAL RENT/TAXES OP COSTS

(Contact Agent for Details)



AVAILABILITY

Immediately

- CONCRETE BUILDING
- NATURAL GAS FIRED CEILING MOUNTED HEATERS
- 12 X 12 OVERHEAD LOADING DOORS
- NEWLY INSTALLED WINDOWS & PAINT
- CLEARED & GRADED YARD
- HIGH SECURITY BARBED WIRE FENCING

FLOOR PLAN



Measurements are approx. and should be verified

CONTACT

BLAKE GOZDA

Personal Real Estate Corporation
Vice President
Industrial Brokerage
+1 604 608 5971
blake.gozda@cushwake.com

BRENDAN SHAW

Managing Broker
Brendan Shaw Real Estate
+1 778 471 1498
brendan@bsre.ca

700 West Georgia Street, Suite 1200
Pacific Centre, PO Box 10023
Vancouver, British Columbia V7Y 1A1
+1 604 683 3111

cushmanwakefield.com

VANCOUVER
4 HOUR
DRIVE-TIME

DOWNTOWN
KAMLOOPS

©2025 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



CUSHMAN &
WAKEFIELD

BSRE

BRENDAN SHAW
REAL ESTATE

