

# FOR LEASE

UNIT 5, 962 LAVAL CRESCENT, KAMLOOPS, BC  
INDUSTRIAL WAREHOUSE & OFFICE SPACE



4,790 SF INDUSTRIAL UNIT



\*\*APPROXIMATE DEMISE



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INDUSTRIAL WAREHOUSE & OFFICE SPACE



## THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to offer for lease, prime industrial space at 962 Laval Crescent, Kamloops. The Property features many nearby amenities and excellent exposure to Laval Crescent; the highly sought after industrial node. In addition, the service commercial, industrial and retail nature of the area will see continued demand for years to come due to the development taking place at Thompson Rivers University and throughout the Southwest Kamloops area.

## ZONING

I-1S Industrial Park Zoning

## AVAILABILITY

Available within 30 days notice

## NET RENT

\$14.00 PSF

## ADDITIONAL RENT

\$5.41 PSF (2025 EST.)

## CURRENTLY AVAILABLE

### UNIT 5

Main Floor Warehouse

Mezzanine Storage

**Total: 4,790 SF**

## BUILDING SPECIFICATIONS

- Concrete tilt up construction in 1979
- 17' clear ceiling heights
- Grade level loading doors
- Ample reserved parking spaces
- New high efficiency warehouse lighting
- Heavy electrical service available
- Signage potential on Laval Crescent
- Clear span warehouse (no columns)
- Painted concrete floors in Warehouse
- Small office, reception area and second floor mezzanine offices.

SHOWROOM OR OFFICES IN PLACE



LARGE OPEN WAREHOUSE



RESERVED PARKING AVAILABLE





UNITED RENTALS

ADVANTAGE  
INSULATION KAMLOOPS

SOUTHGATE INDUSTRIAL  
BUSINESS CENTRE

VANWAY  
KITCHEN + BATH

RIVERSIDE  
ENERGY SYSTEMS

END OF THE ROLL

SINCLAIR SUPPLY

HME HOME HEALTH

CLIFFSIDE  
CLIMBING GYM

NUTECH SAFETY

WARATAH FORESTRY  
EQUIPMENT CANADA

\*\*APPROXIMATE DEMISE

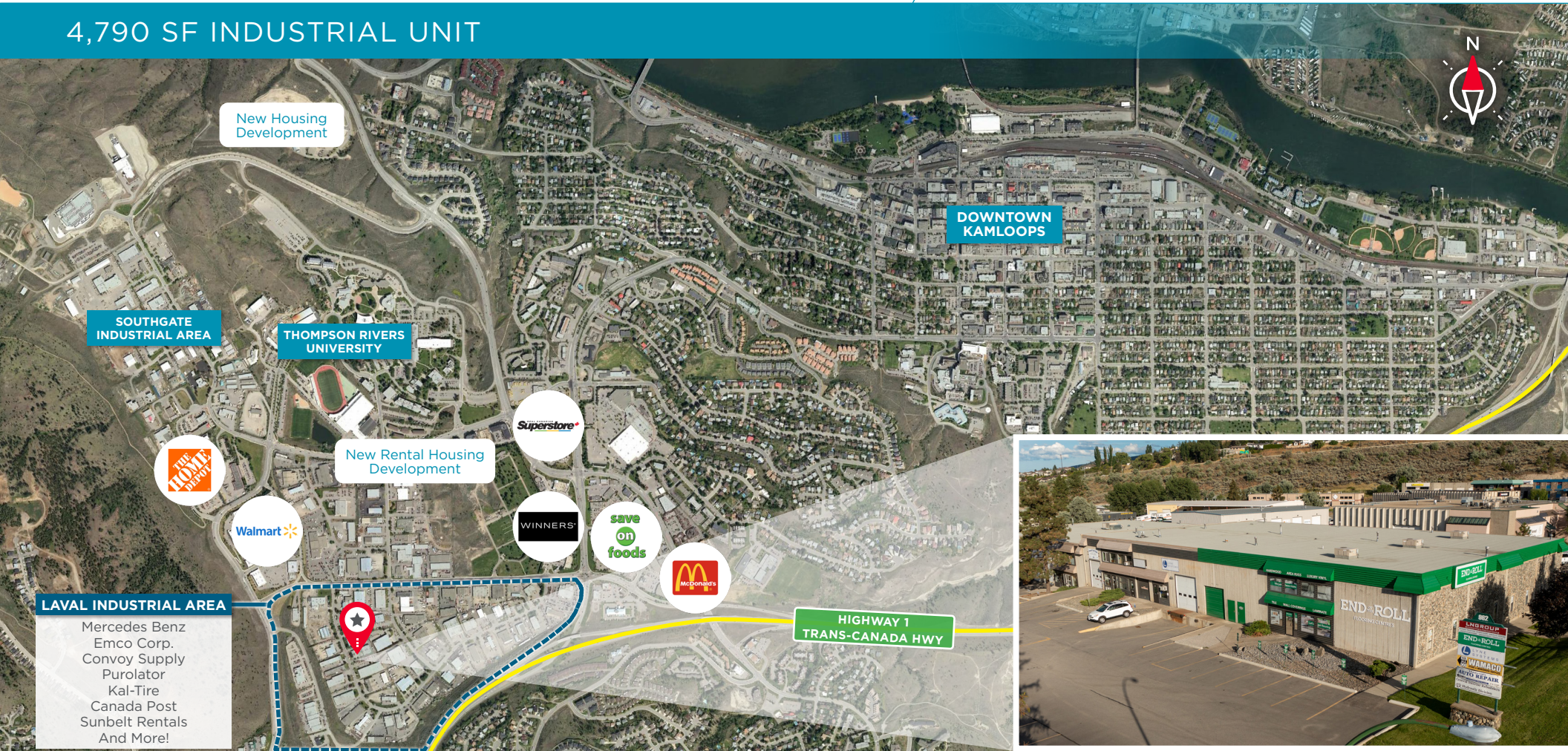


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