

1 ACRE LOT + 6,600 SF BUILDING **FOR LEASE**

696 CREE DRIVE

KAMLOOPS, BC



*High Exposure Industrial
Lease Opportunity*



PROPERTY OVERVIEW

LOT SIZE

1.0 ACRE

BUILDING SIZE

6,600 SF

- Approximately 3,500 SF of office, boardroom, lunchroom and storage
- Approximately 3,100 SF of warehouse

OFFICE IMPROVEMENTS

- Office improvements are first-class, inviting and professionally finished

LOADING

- 4 oversize grade level loading doors with drive-through potential, 1 double man door with shop access.

SITE IMPROVEMENTS

- Fully fenced, cleared and crushed gravel compacted

LOW SITE COVERAGE

- Convenient truck ingress/egress and ample on-site parking.

EXPOSURE

- High visibility to HWY 5, access at the Mt. Paul interchange.



SUITABLE USES

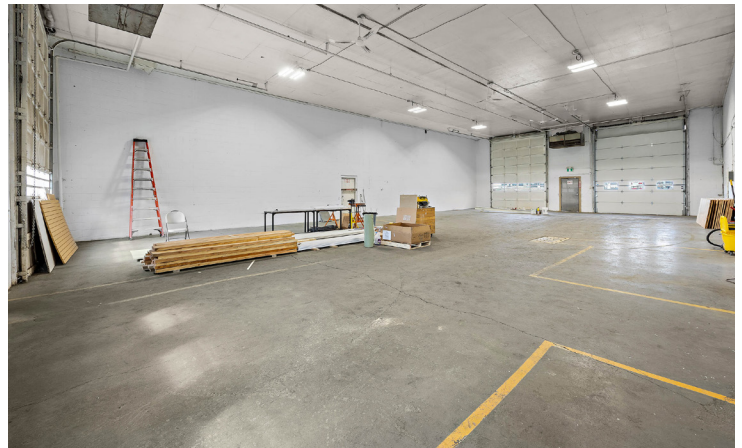
- Sales and service
- Warehousing and distribution
- Light manufacturing
- Automotive or equipment servicing
- Trades and construction operations
- Industrial storage

ASKING RENTS

- \$20.00 PSF NET of building area (includes low site coverage building and excess land area)
- \$5.97 PSF Additional Rent of building area
- Asking estimate of \$14,292.49 Gross Rent per month + GST

AVAILABILITY

- Immediate possession available, September 1.



FOR FURTHER DETAILS OR TO ARRANGE A SITE TOUR, PLEASE CONTACT US TODAY.

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