



**CUSHMAN &
WAKEFIELD**

FOR LEASE

499 CHILCOTIN ROAD

KAMLOOPS, BC



LOCATION

499 Chilcotin Street is strategically located within the Mt. Paul Industrial Park in Kamloops, one of the city's primary industrial hubs. The property offers convenient access to major transportation corridors, industrial infrastructure, and the broader Thompson-Okanagan region, making it well-suited for warehousing, distribution, storage, and service.

PROPERTY FEATURES

- Three (3) service bays
- Warehouse and storage area
- Showroom and office space
- Ample parking and yard space
- Heavy industrial electrical service
- 3-Phase Power: 600 V
- Clear ceiling height: 20'

SIZE

Office/Warehouse 10,880 SF

Total Building Area 10,880 SF

SITE SIZE

1.61 acres

ZONING

Kamloops IR - 1 Industrial

BASIC RENT

\$12,500.00 per month

ADDITIONAL RENT (2026)

\$5,263.77 per month

AVAILABILITY

Immediate



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