



**CUSHMAN &  
WAKEFIELD**

FOR SUBLEASE  
**9835 DALLAS DRIVE**  
KAMLOOPS, BC

**23,040 SF Available**

Sublease Term until June 30, 2021



**Bart Vanstaalduinen**

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# FOR SUBLEASE

## 9835 DALLAS DRIVE

### KAMLOOPS, BC

### 23,040 SF

#### OPPORTUNITY

This is a great opportunity to lease a well designed industrial property that is divisible into several units or provide occupancy up to 23,040 sf.

#### BUILDING DESCRIPTION

A high quality 32,400 sf warehouse situated on 2.66 acres with easy access off East Trans-Canada Highway. Divisible into two outer and five centre bays of 4,560 sf each with four offices and a lunch room in place. Building is in great shape with roof having been fully replaced in 2011, as well as an abundance of parking.

#### AVAILABLE SPACE

Office	2,083 sf
Warehouse	20,957 sf
<b>Total Area</b>	<b>23,040 sf</b>

#### ZONING

I-2 General Industrial

#### FEATURES

- 5 dock loading doors (1 per bay)
- 24' ceilings
- Roof fully replaced in 2011
- Divisible into unit sizes of approximately 4,500 sf each
- Site coverage 28% - extra land for parking

#### SUBLEASE TERM

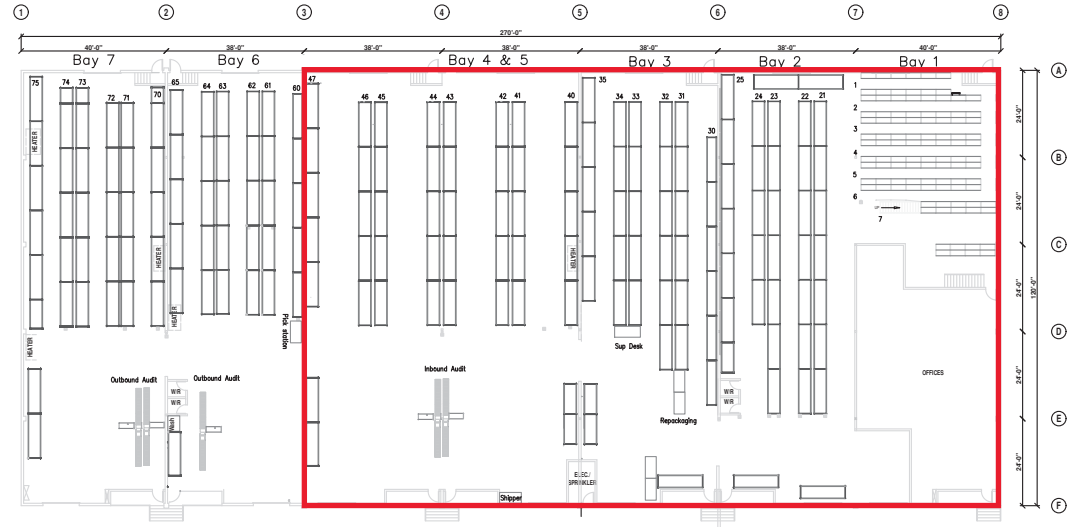
Until June 30, 2021  
(Longer terms available)

#### SUBLEASE RATE

\$8.25 psf

#### TAXES & OPERATING COSTS

\$2.34 psf (estimated 2018)



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