

FOR SALE
140 LAFARGE ROAD
KAMLOOPS, BC



LOW SITE COVERAGE INDUSTRIAL PROPERTY



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TAKE A VIRTUAL TOUR HERE
<https://vimeo.com/469607414/5670fc8cf9>

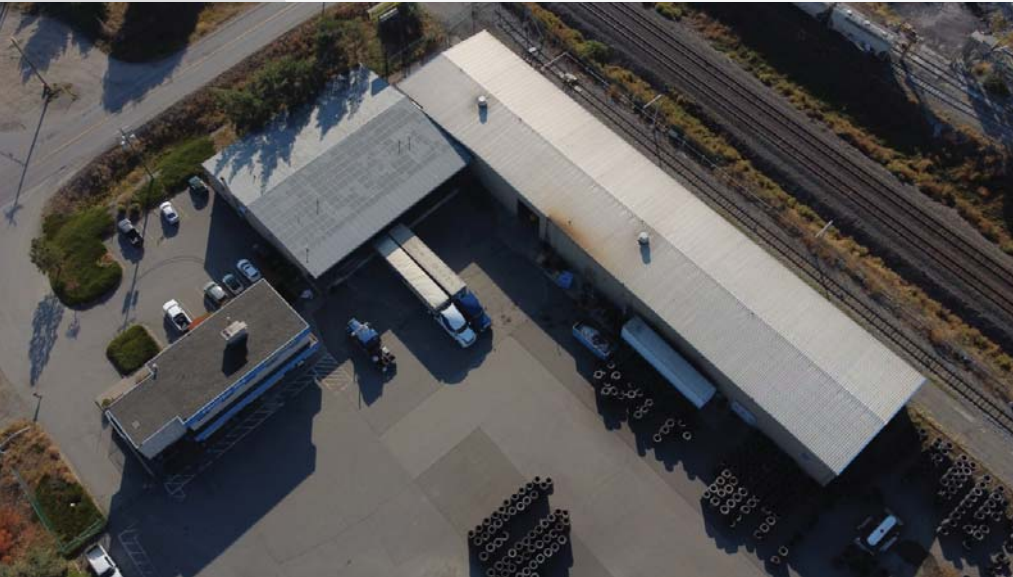


**CUSHMAN &
WAKEFIELD**

FOR SALE

140 LAFARGE ROAD

KAMLOOPS, BC



PROPERTY HIGHLIGHTS

- 30,804 SF on 6.22 Acres
- Efficient access to Trans-Canada Highway
- Low site coverage
- Ability to accommodate multiple occupants
- Fully fenced and alarmed
- CP rail spur

OPPORTUNITY

Cushman & Wakefield ULC is pleased to offer for sale the 100% freehold interests in 140 Lafarge Road, Kamloops (the "Property"). Currently home to the Fountain Tire Retread Plant, the opportunity exists to demise the property for multiple occupants or tenancies. The large scale property benefits from excess land, allowing for fleet staging, significant outside storage or expansion of existing structures.

LOCATION

The Property is located approximately 16 minutes east of Downtown Kamloops in the growing Industrial Area of Dallas / Campbell Creek. In addition to convenient access to Shuswap Road and the Trans Canada Highway, the property benefits from CP rail spur access, allowing for multiple forms of distribution throughout the province and beyond.

AVAILABLE AREA

Office Building	4,624 sf
Building A - Warehouse	8,000 sf
Building B - Warehouse	16,800 sf
Building C - Shop	1,380 sf
Total Area	30,804 sf

AVAILABILITY/OCCUPANCY

Please contact the Exclusive Listing Agent.

RAIL SPUR LEASE

\$10,000 per annum, expiry June 30, 2021

ZONING

I-2 General Industrial - The purpose of the I-2 zone is to provide for a full range of industrial uses while maintaining development standards for an industrial park adjacent to a highway corridor. Select uses include: General Industry, Industrial equipment (sales, rental, storage and/or service), Warehousing/mini-warehousing, Wholesale distribution and more.

PROPERTY TAXES

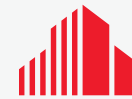
\$80,781.83 (2020)

PRICE

\$4,650,000



LOW SITE COVERAGE INDUSTRIAL PROPERTY



CUSHMAN &
WAKEFIELD



OFFICE BUILDING

- 4,624 SF over 2 levels
- Multiple entrances
- 10 closed offices
- Boardroom
- Reception area
- Kitchen
- 3 washrooms

BUILDING A - WAREHOUSE

- 8,000 SF
- 16 - 18' ceilings
- 600 Volt / 600 Amp 3-phase service
- Covered loading area
- 2 dock positions
- 1 ramped grade position
- Aluminum clad construction
- Staff changeroom and lunchroom

BUILDING B - WAREHOUSE

- 16,800 SF
- 18 - 21.5' ceilings
- 2 Oversized grade loading doors
- 600 Volt / 600 Amp 3-phase service
- Aluminum clad construction
- Clear span warehouse

BUILDING C - SHOP

- 1,380 SF
- Oversized grade loading doors
- Aluminum clad construction

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