



# FOR LEASE

## Stand-Alone, Multi-Bay Distribution Centre

8175 Dallas Drive, Kamloops, BC



**Kris McLaughlin** Personal Real Estate Corporation  
kris@commercialbc.com  
250.870.2165

**REMAX Commercial - REMAX Kelowna**  
1391 Ellis Street, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

# DISTRIBUTION CENTRE FOR LEASE: 8175 Dallas Drive, Kamloops, BC

## Property Details

### Civic Address:

8175 Dallas Drive, Kamloops, BC

### Location:

Located 15 minutes east of Kamloops via the Highway 1 to Exit 386 - Kokanee Rd turn south onto Dallas Drive, property is on the right side

### Lot Size:

±2.84 Acres (±123,710 SF)

### Building Size:

±56,000 SF

### Zoning:

I1S - Industrial Park

### Lease Rate

\$12.50/SF plus additional rent of \$3.50/SF (estimated) & applicable taxes

## Stand-Alone, Multi-Dock Distribution Centre in Kamloops, BC

### Opportunity:

RE/MAX Commercial - RE/MAX Kelowna presents this outstanding opportunity to lease a fully functional distribution centre just off Highway 1, in Kamloops, BC.

### Features:

Large industrial facility located 15 minutes east of Kamloops, BC with easy access to and from the Trans-Canada Highway at Exit 386/388 - Kokanee Road.

- ▶ Stand-alone industrial facility totals approximately 56,000 SF which includes large open warehouse space and office space.
- ▶ Warehouse space features 6 dock-level loading bays to the front of the building, 2 grade-level loading bays to the rear of the building, and approximately 22 ft clear ceiling heights
- ▶ Office space is spread over 3 floors and contains 13 individual offices, boardroom, open work areas, washrooms and storage
- ▶ For more information or to arrange a tour of this property contact Kris McLaughlin Personal Real Estate Corporation of RE/MAX Commercial - RE/MAX Kelowna at 250 870 2165 or by email at [kris@commercialbc.com](mailto:kris@commercialbc.com)



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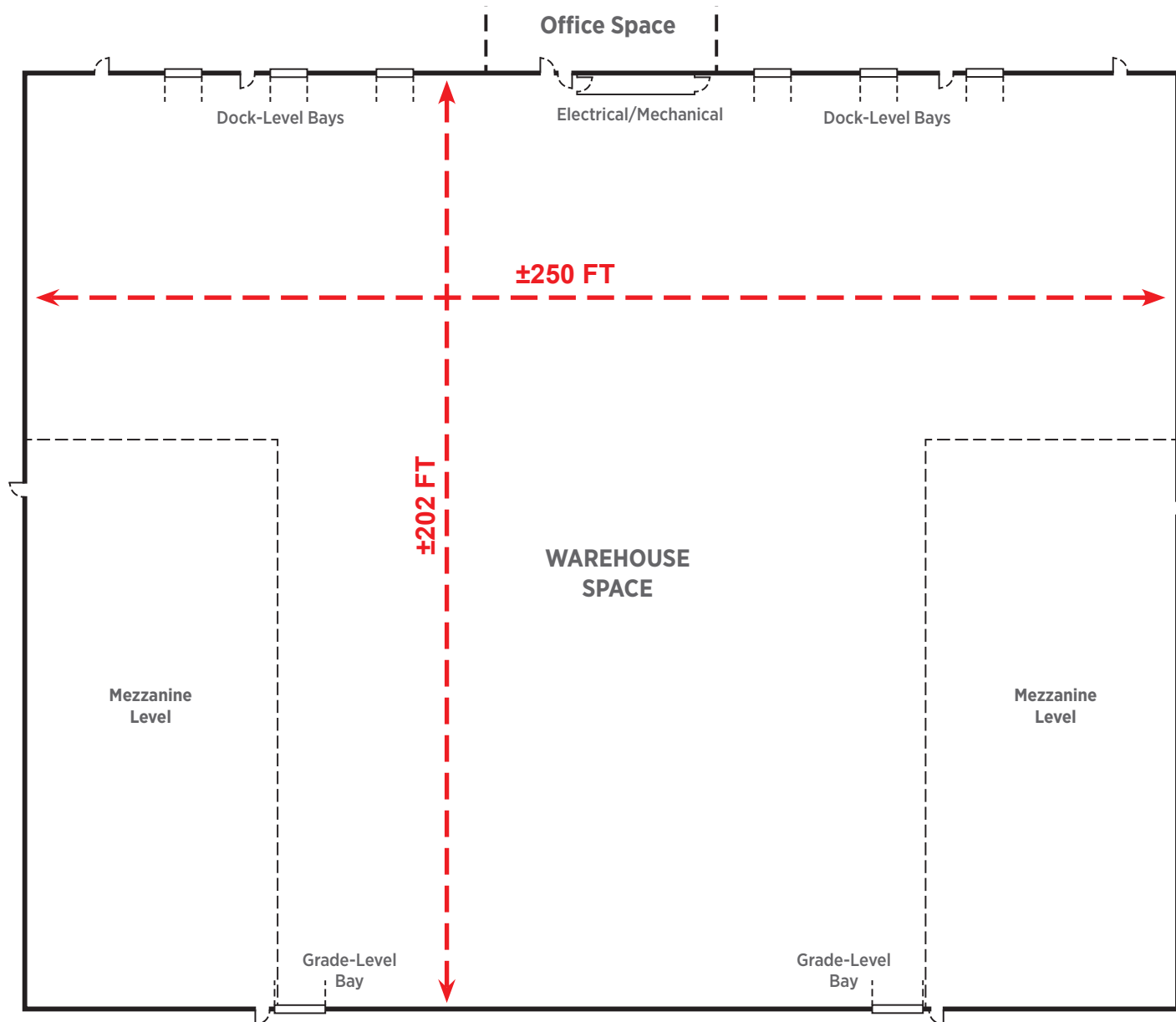
## Site Plan



Note: Dimensions are approximate and should be verified if important.

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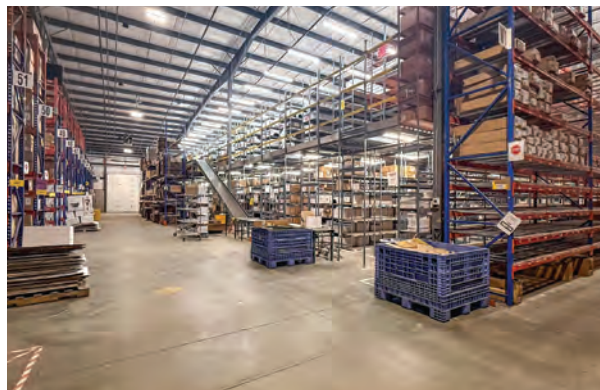
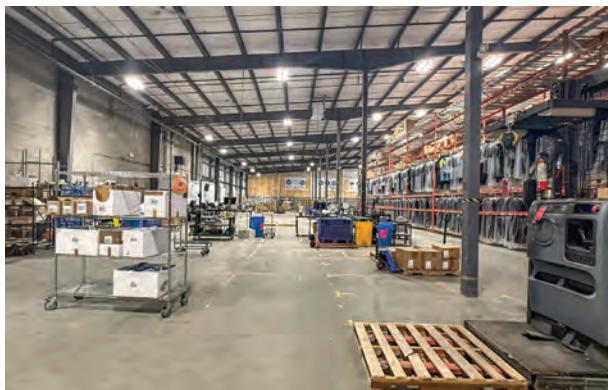
## Warehouse Space



Note: Floor plan has been derived, is approximate and may not be to scale. If important, information and configuration should be verified.

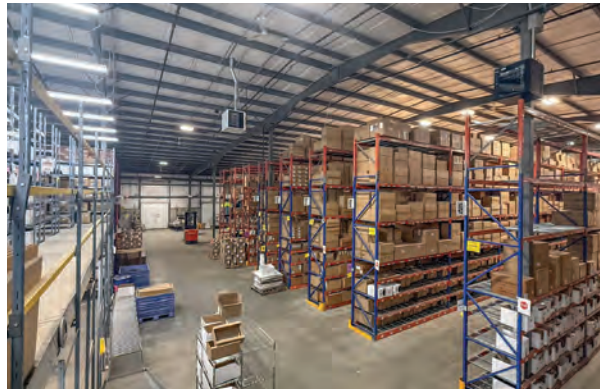
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## Warehouse Photos



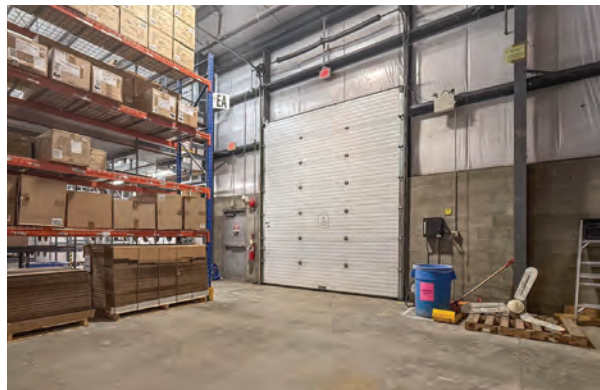
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## Warehouse Photos



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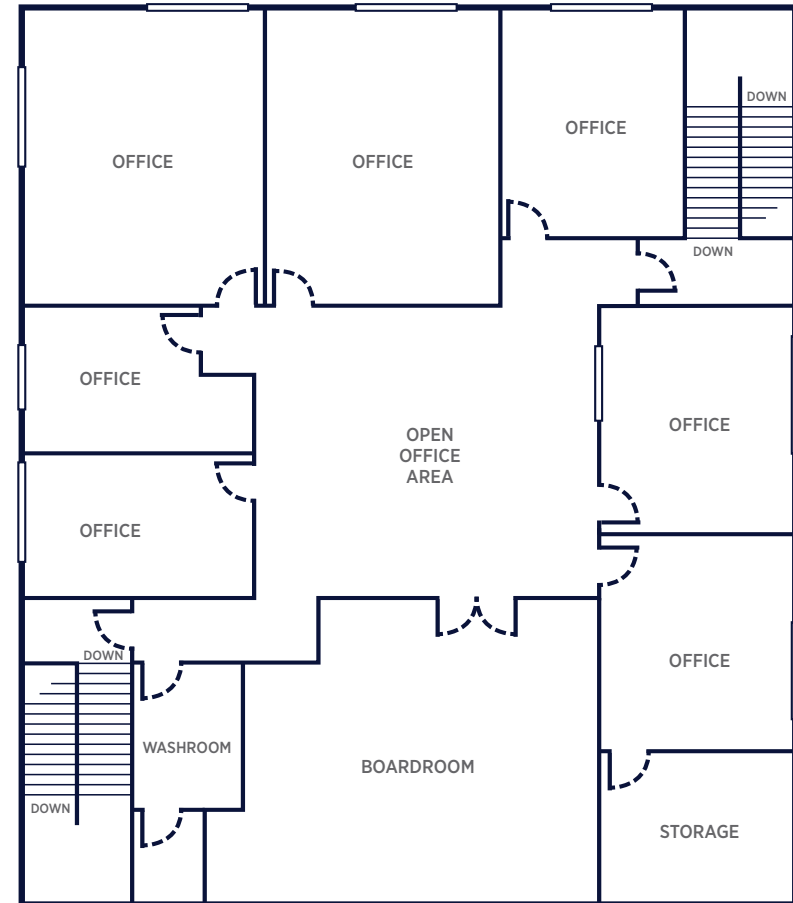


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## Office Space - Main Floor

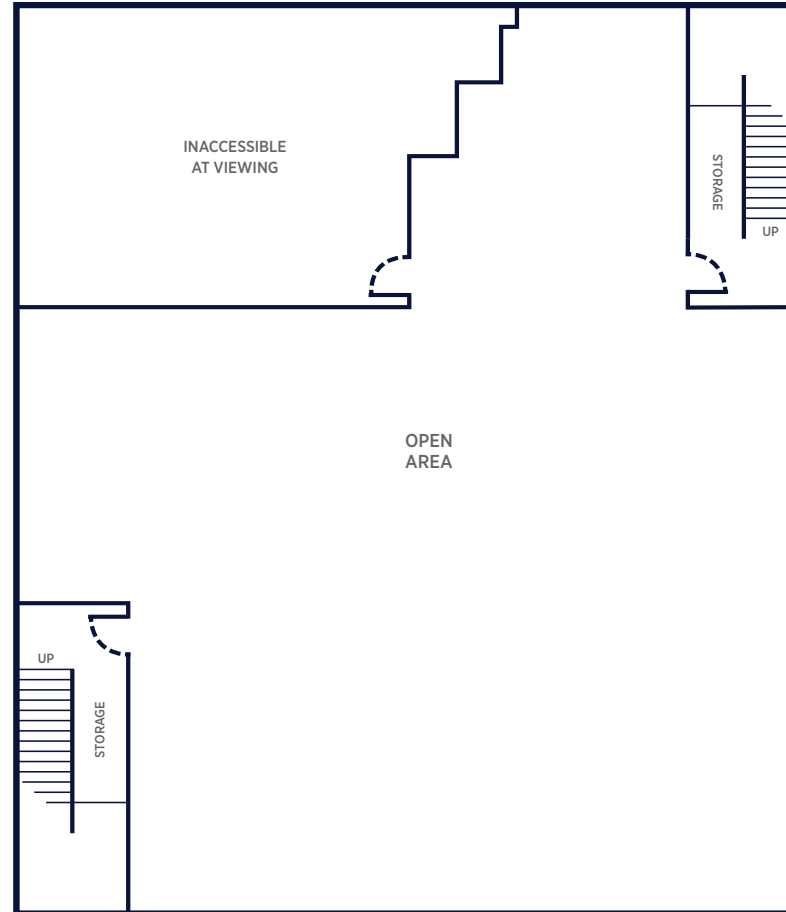


## Office Space - Upper Floor



Note: Floor plan has been derived, is approximate and may not be to scale. If important, information and configuration should be verified.

## Office Space - Lower Floor



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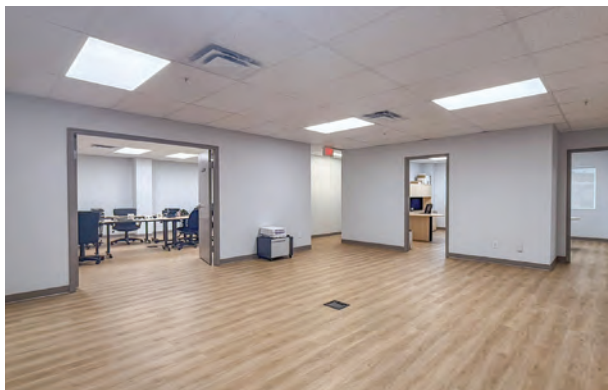
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## Office Photos



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## Office Photos



# DISTRIBUTION CENTRE FOR LEASE: 8175 Dallas Drive, Kamloops, BC

## Exterior Photos



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## Aerial Imagery



## I1S - Zoning Bylaw

BYLAW NO. 55

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### 11.2 I1S (INDUSTRIAL PARK)

The purpose of the I1S zone is to encourage the development of an industrial park accommodating Light Industry and compatible commercial Uses having a high standard of Site servicing, landscaping, and design.

#### 11.2.1 Principal Uses

- (a) animal grooming shop;
- (b) Animal Shelter or Animal Daycare;
- (c) auction sales;
- (d) Automobile Sales, Rental, and/or Service;
- (e) cartage, hauling, moving, and storage;
- (f) Communications Facility;
- (g) Contracting Services;
- (h) crematorium;
- (i) garden and nursery store;
- (j) Government or Public Utility Service centre;
- (k) Industrial Equipment (sales, rental, storage and/or service);
- (l) laboratory;
- (m) laundry and dry cleaning;
- (n) Light Industry;
- (o) machine and welding shop;
- (p) mobile communication installation and service;
- (q) Offices associated with construction, engineering, landscaping, surveying, or forestry field crews and equipment;
- (r) Office equipment sales, rental and service;
- (s) Recreation Facility, Indoor;
- (t) Recreation Vehicle Sales, Service, and/or Rental;
- (u) Recycling Depot;
- (v) Restaurant or Café, up to 20% of Lot Coverage for all restaurants, and up to a maximum of 50 seats for any individual restaurant;
- (w) Retail Trade, limited to Building materials and home improvement products;
- (x) Trade and Technology Centre;
- (y) transportation depots;
- (z) UBrew operation;
- (aa) veterinary clinic;
- (ab) warehousing/Mini-Warehousing; and
- (ac) Wholesale Distribution.

#### 11.2.2 Accessory Uses

- (a) accessory Dwelling Unit subject to Section 11.2.7;
- (b) Alcohol Manufacturer's Lounge accessory to an Alcohol Production Facility;
- (c) Food Truck or Trailer;
- (d) Mobile Food Concession; and
- (e) outdoor storage/display areas subject to Section 11.2.8.

BYLAW NO. 55

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### 11.2.3 Permitted Uses - Site Specific

- (a) Armoury in the case of Parcel A, Plan 32790, K.D.Y.D. (1221 McGill Road).
- (b) Office Use but specifically prohibiting travel agencies, insurance agencies, real estate Offices and Medical Offices in the case of:
  - (i) Lot 4, Plan 24346, K.D.Y.D. (710 Laval Crescent);
  - (ii) Lot 12, Plan 25609, K.D.Y.D. (970 Laval Crescent); and
  - (iii) Strata Plan KAS1450, K.D.Y.D. (1314 McGill Road).
- (c) Office Use, but specifically prohibiting financial institutions, travel agencies, insurance agencies, real estate and Medical Offices in the case of Lots 1, 3, 4, 5, 7, 8, 9, 10, and 12, Strata Plan KAS910, K.D.Y.D. (1383 McGill Road), and limited to:
  - (i) the mezzanine portion of the Lot to a maximum of 12 Persons each in the case of Lots 3–5, inclusive and Lots 7–10, inclusive;
  - (ii) 37 Persons in the case of Lot 1; and
  - (iii) 42 Persons in the case of Lot 12.
- (d) Office Use to a maximum of eight Persons but specifically prohibiting financial institutions, insurance agencies, real estate, and Medical Offices in the case of the north 7 m of Strata Lot 9, Plan KAS1626, K.D.Y.D. (929 Laval Crescent).
- (e) Rental of party supplies in the case of Lot 18, Plan 30304, K.D.Y.D. (969 Camosun Crescent)
- (f) Retail sales of appliances in the case of Lot 23, Sec. 1, Tp. 20, Rge. 18, W6M, K.D.Y.D., Plan 32790 (103-1339 McGill Road).
- (g) Rental of party supplies in the case of Lot 5, Plan 25609, K.D.Y.D. (921A Laval Crescent).
- (h) Counselling and education facility in the case of Plan 30304, Lot 8, Sec. 1, Twp. 20, Rge. 18, W6M, K.D.Y.D.
- (i) Office Use to a maximum floor area of 690 m<sup>2</sup> in the case of Lot A, Sec. 1, Twp. 20, Rge. 18, W6M, K.D.Y.D., Plan KAP60282 (989 McGill Place).

### 11.2.4 Subdivision Regulations

Minimum Lot Area	1,850 m <sup>2</sup>
Minimum Lot Width	30 m

## I1S - Zoning Bylaw (continued)

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### 11.2.5 Development Regulations

Maximum Lot Coverage	60%
Minimum Front Yard Setback	9 m
Minimum Side Yard Setback	4.5 m
• except at least one Side Yard Setback shall be as follows to facilitate vehicle circulation	7.5 m
Minimum Rear Yard Setback	4.5 m
• except Lots adjoining a residential zone	20 m
Minimum floor area	
• principal industrial Building (excluding accessory Dwelling Unit)	100 m <sup>2</sup>
Maximum Building Height	12 m
Maximum Structure Height	18 m
Minimum number of principal Buildings	1

### 11.2.6 General Regulation

Light industrial Uses are to be conducted at all times so as to ensure that there are no external, objectionable, or dangerous conditions beyond any Site so used.

### 11.2.7 Accessory Dwelling - Special Conditions

In the I1S zone, the regulations for accessory Dwelling Units are as follows:

- (a) accessory Dwelling Units shall be located within the principal industrial Building; and
- (b) accessory Dwelling Units shall be limited in size to no more than 40% of the principal industrial Building floor area to a maximum of 150 m<sup>2</sup>.

### 11.2.8 Outdoor Storage/Display Areas

In the I1S zone, outdoor storage/display areas shall be permitted as follows:

- (a) Access Roads, Circulation Aisles, and required parking areas for vehicles shall be hard surfaced with asphalt or concrete. Areas for tracked Industrial Equipment and outdoor storage may be surfaced with compacted crushed gravel provided proper dust-control measures, limited to magnesium chloride or equivalent, are applied to the gravel surface. Permanent sediment erosion infrastructure, such as landscaping, settlement ponds or equivalent infrastructure, shall be included in the outdoor storage area design;
- (b) outdoor storage/display areas are permitted as an Accessory Use only;

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- (c) outdoor storage areas shall be drained to an approved discharge point, screened from adjacent Streets and residential Lots, and kept in an orderly manner;
- (d) accessory vehicles, Industrial Equipment, and boats that are stored outside shall be kept in a storage area;
- (e) outdoor storage of waste materials, recyclable materials, and refuse shall be prohibited;
- (f) outdoor display areas are permitted in conjunction with Automobile, boat, and heavy equipment dealerships or truck sales only; and
- (g) outdoor display areas may be unscreened but shall have a 1 m landscape buffer along the front and side Street Lot Lines, be paved and drained to an approved discharge point, and be kept in an orderly manner.

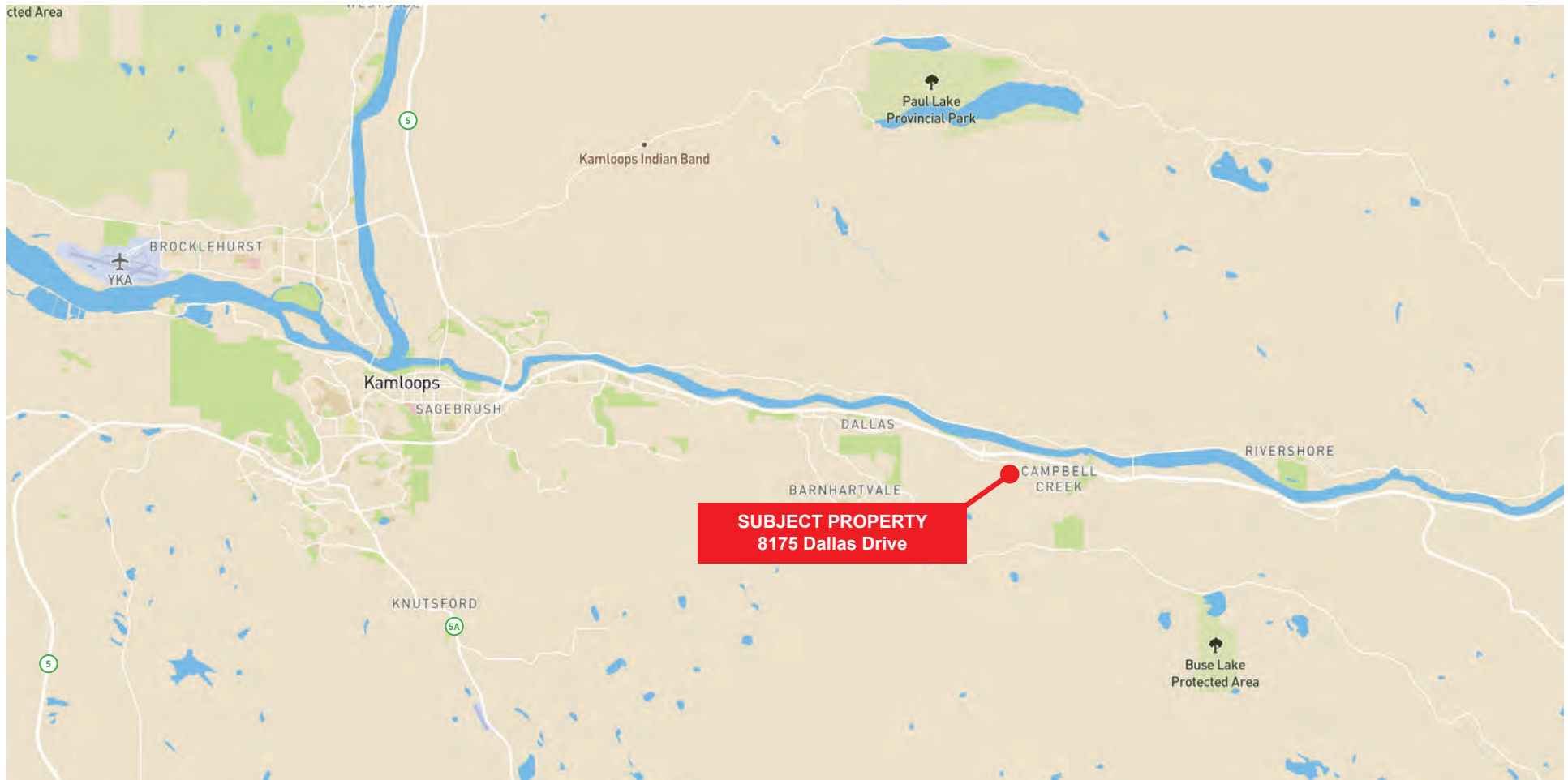
### 11.2.9 Additional Regulations

Additional zoning regulations apply, including, but not limited to, those found in:

- (a) Division 2: Interpretation;
- (b) Division 3: General and Specific Use Regulations;
- (c) Division 4: Off-Street Parking; and
- (d) Division 5: Landscaping, Screening, and Fencing.

Note: Information provided has been taken from City of Kamloops Zoning Bylaw No. 55. If important please see the original bylaw on the City of Kamloops website.

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