



FOR LEASE

IN-LINE INDUSTRIAL UNIT WITH LOADING DOCK

441 Victoria Street W, Kamloops, BC



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REMAX Commercial - REMAX Kelowna

1391 Ellis Street, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

FOR LEASE: 441 Victoria Street W, Kamloops, BC

Property Details

Civic Address:

441 Victoria Street W, Kamloops, BC

Location:

Located on the south side of Victoria Street W at the foot of the south end of Overlanders Bridge in Kamloops, BC

Unit Size:

5,440 SF (approximate)

Parking:

4 dedicated on-site parking stalls with more available in the dock area if required

Zoning:

C4 - Service Commercial

Lease Rate:

\$14.50/SF + \$8.03/SF in additional rent (estimated for 2026) & applicable taxes

In-line Industrial Unit with Rare Loading Dock Located at the South End of the Overlanders Bridge

Opportunity:

RE/MAX Commercial - RE/MAX Kelowna presents this opportunity to lease an industrial unit in a multi-tenant commercial complex, centrally located in Kamloops, BC.

Features:

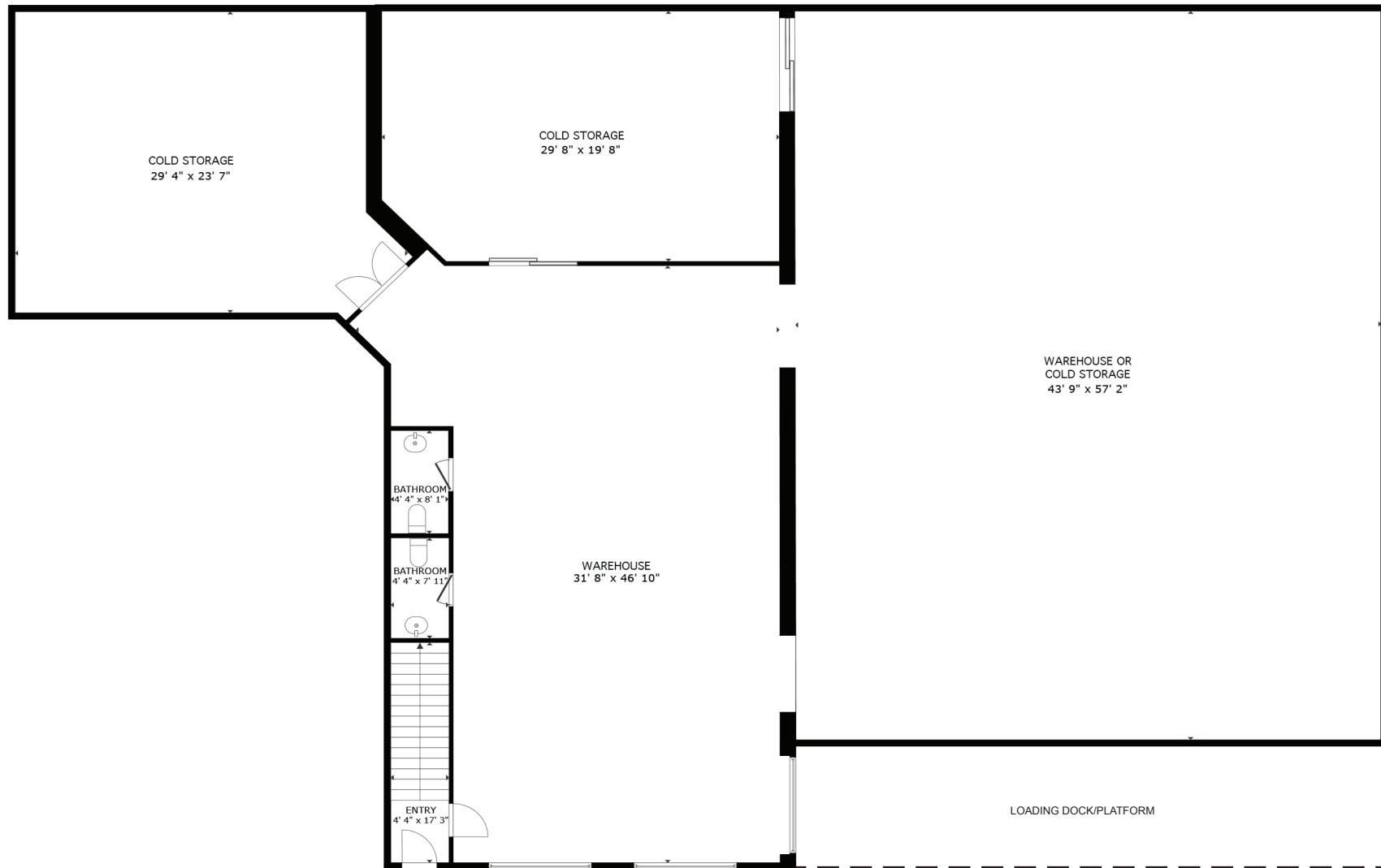
Prime industrial unit in a well established commercial area of Kamloops, only half a block from the Overlanders Bridge.

- ▶ Versatile industrial unit of approximately 5,440 SF with large main floor warehouse space made up of several rooms, some with cold storage capabilities
- ▶ Warehouse features 16 foot ceilings and has 3 overhead doors servicing up to 5 loading docks at dock height and 2 washrooms
- ▶ Upstairs office space includes an individual office, 2 larger work areas and a storage room
- ▶ Flexible C4 - Service Commercial zoning that allows a multitude of potential commercial uses
- ▶ For more information or to arrange a tour of this space contact Kris McLaughlin, PREC at 250 870 2165 or by email at kris@commercialbc.com or Zach Anderson PREC at 250 571 2570 or zachanderson@remax.net



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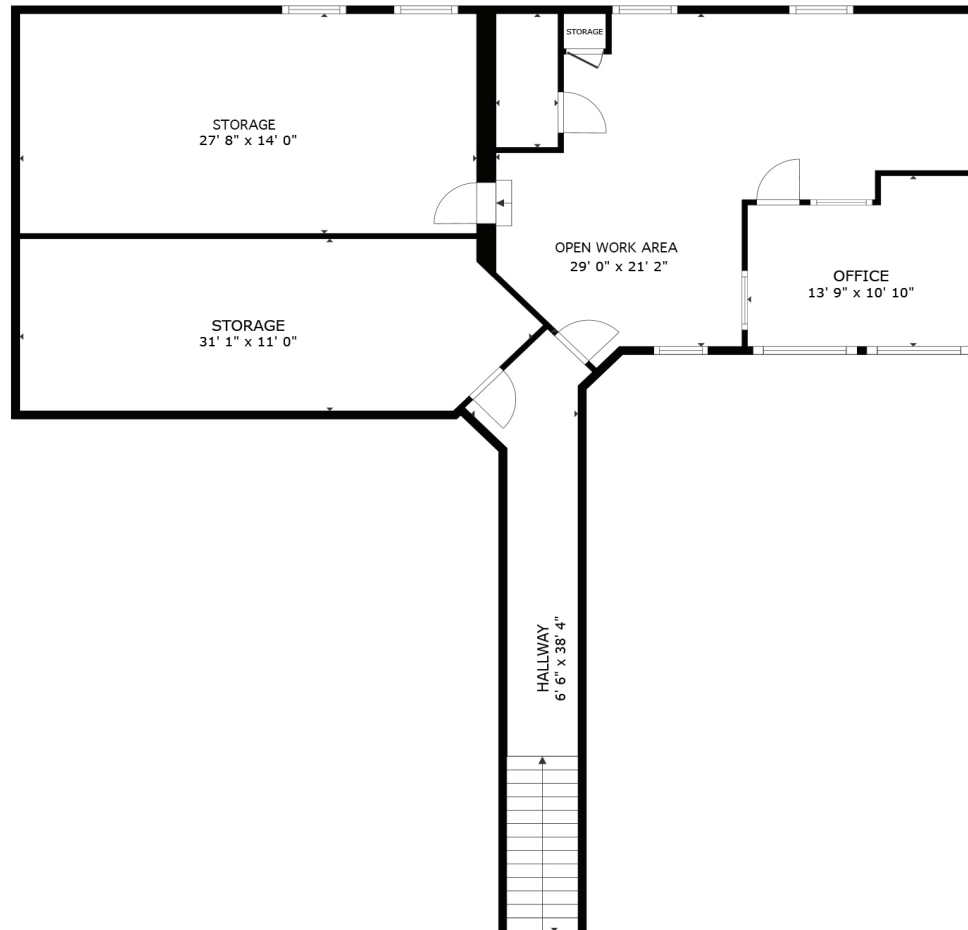
Floor Plan - Main



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

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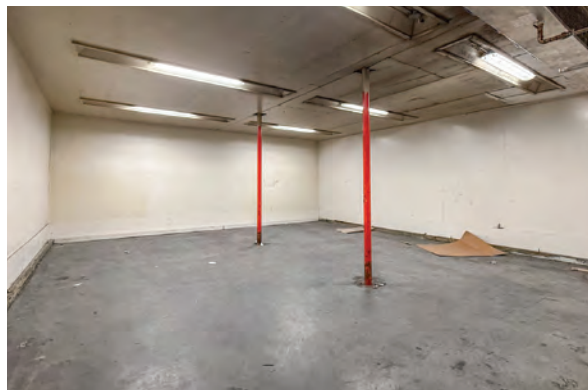
Floor Plan - Second



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Interior Photos



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Interior Photos



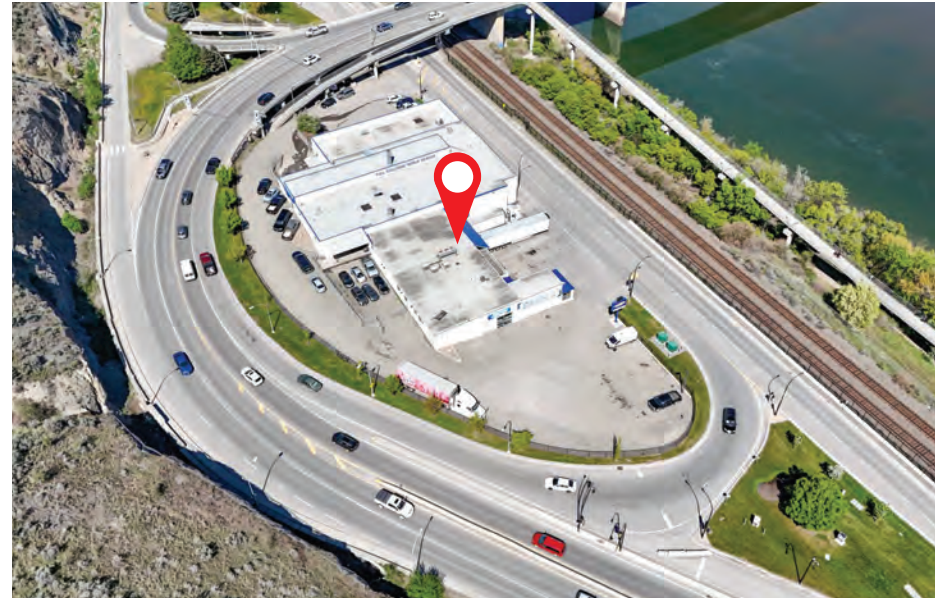
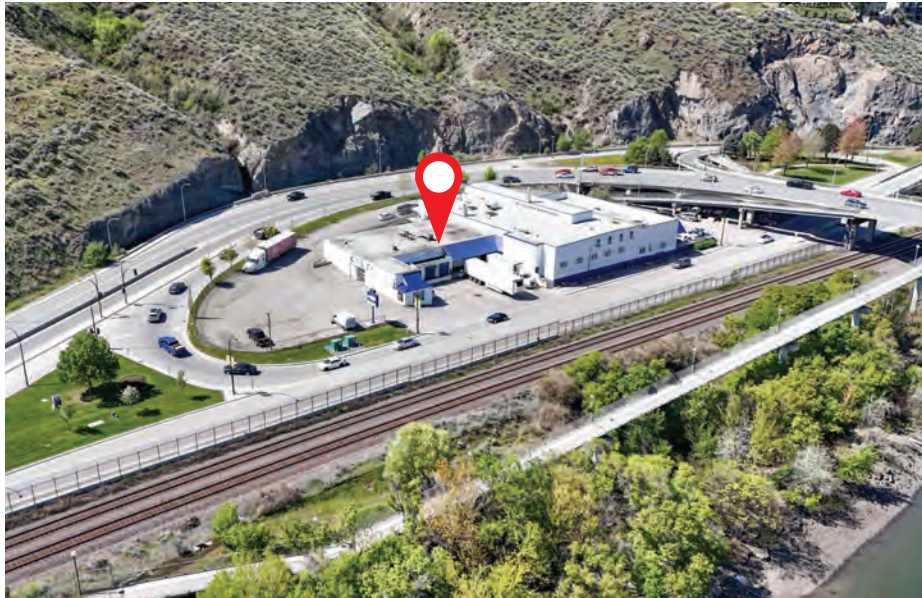
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Exterior Photos

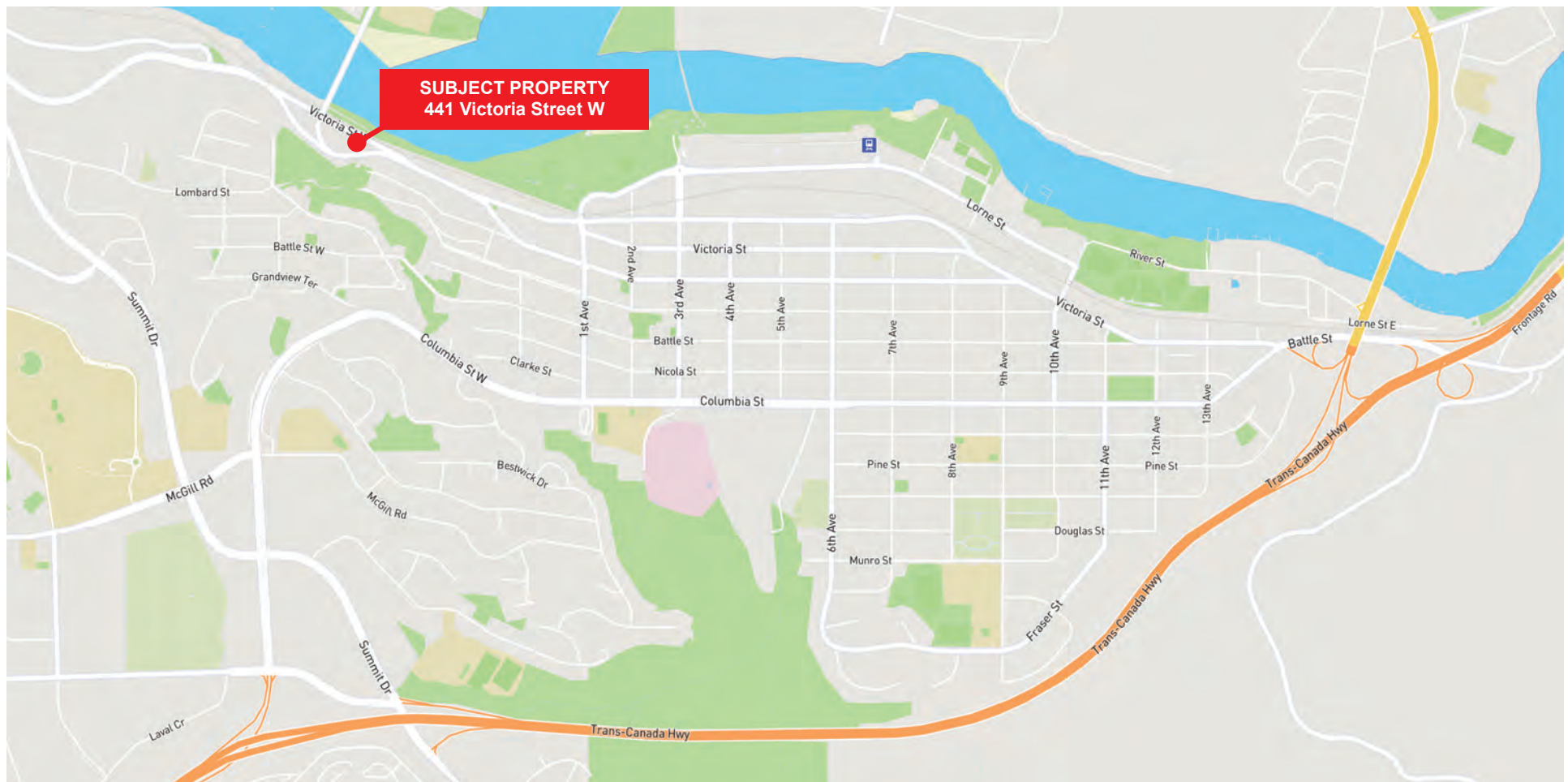


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Aerial Imagery



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