



FOR LEASE

IN-LINE INDUSTRIAL UNIT WITH LOADING DOCK

441 Victoria Street W, Kamloops, BC



Kris McLaughlin, CCIM

Personal Real Estate Corporation

REMAX Commercial - REMAX Kelowna

kris@commercialbc.com

250.870.2165

Zach Anderson

Personal Real Estate Corporation

REMAX Real Estate (Kamloops)

zachanderson@remax.net

250.571.2570

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:

\$12.50/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:

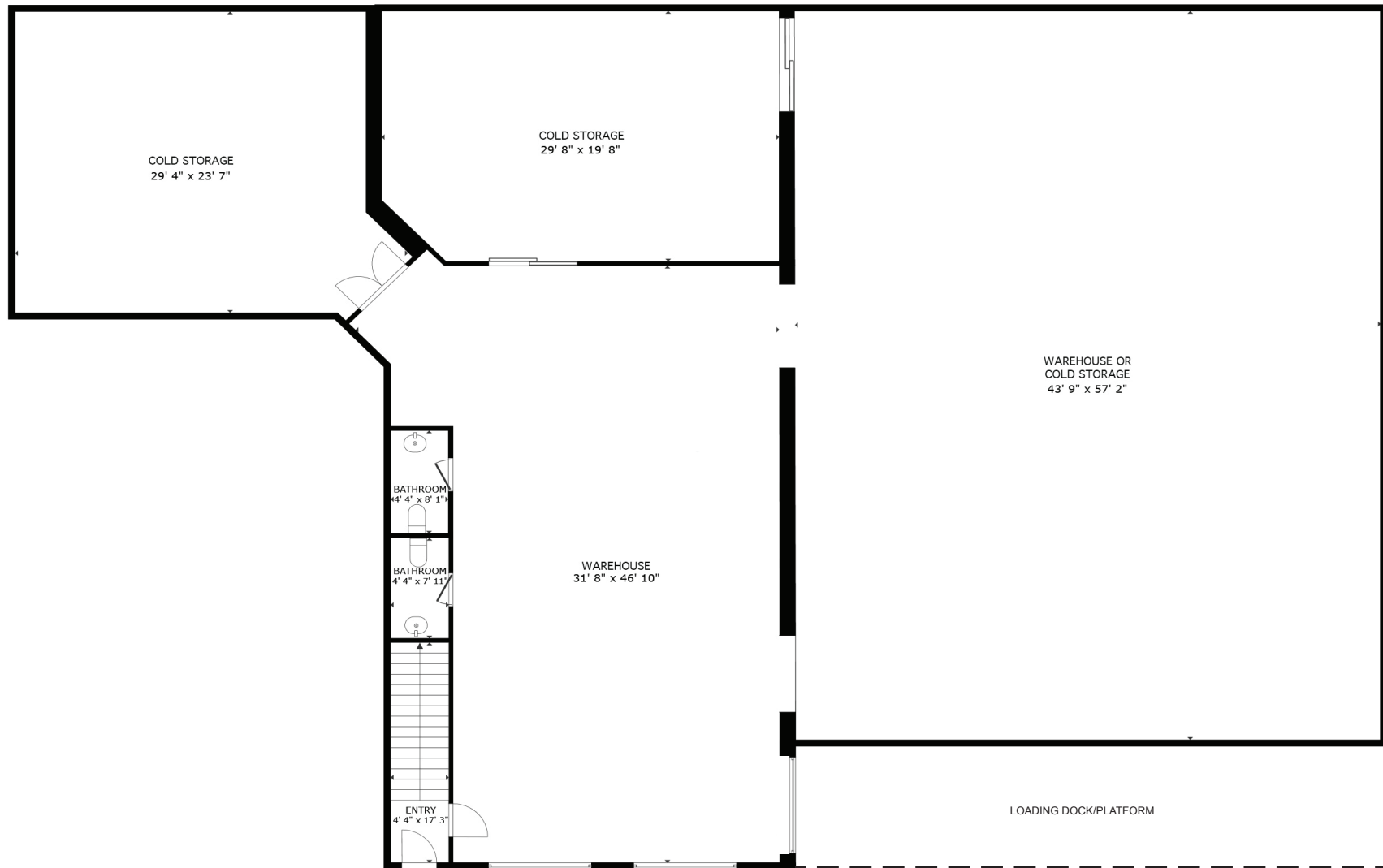
Prime industrial unit in a well established commercial area of Kamloops, only half a block from the Overlanders Bridge.

- ▶ 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



FOR LEASE: 441 Victoria Street W, Kamloops, BC

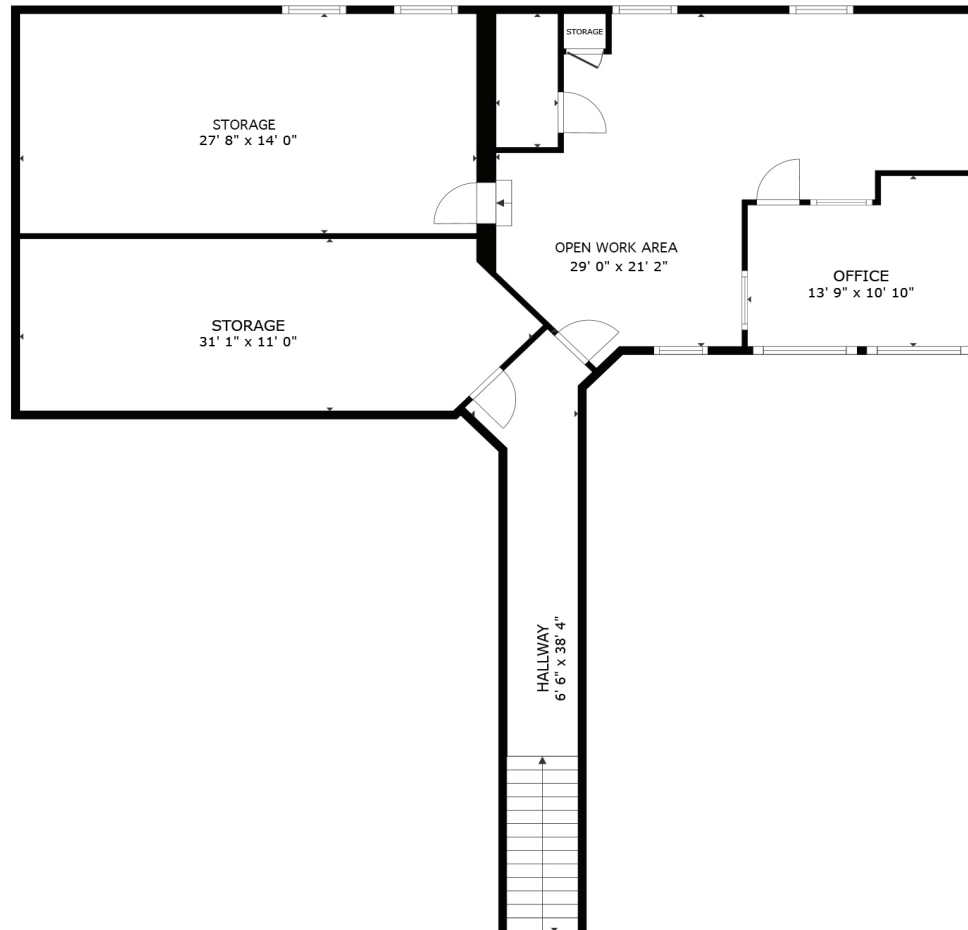
Floor Plan - Main



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.

FOR LEASE: 441 Victoria Street W, Kamloops, BC

Floor Plan - Second



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.

FOR LEASE: 441 Victoria Street W, Kamloops, BC

Interior Photos



FOR LEASE: 441 Victoria Street W, Kamloops, BC

Interior Photos



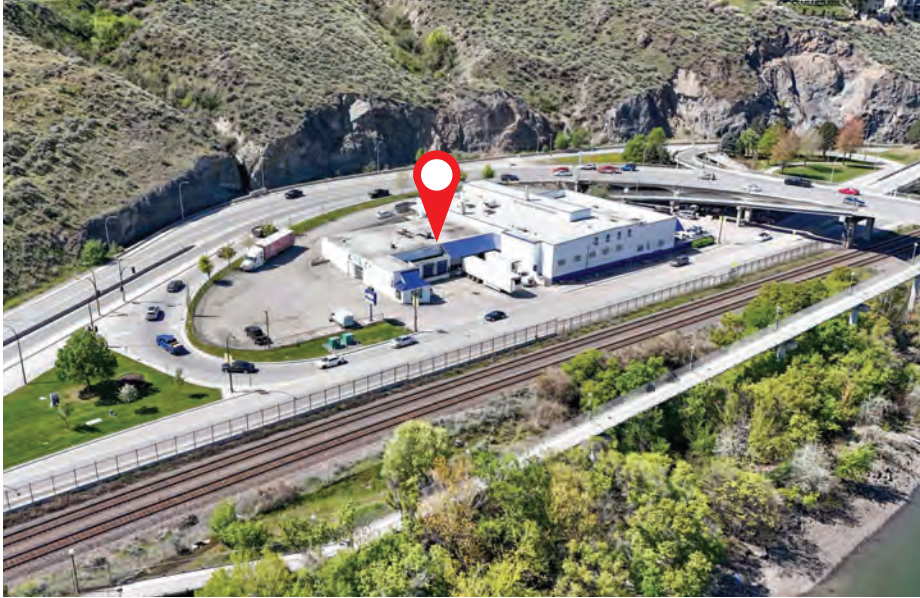
FOR LEASE: 441 Victoria Street W, Kamloops, BC

Exterior Photos

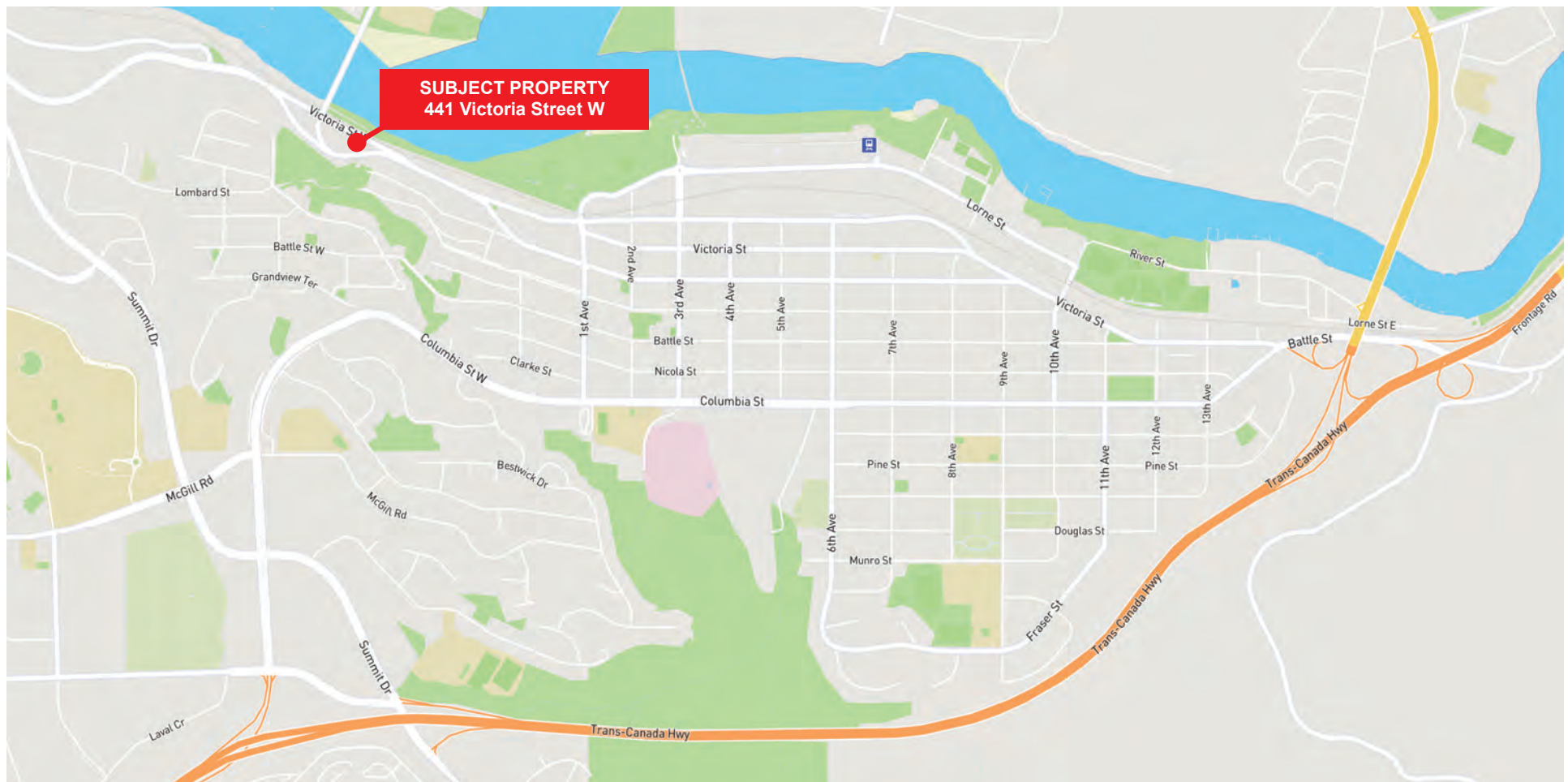


FOR LEASE: 441 Victoria Street W, Kamloops, BC

Aerial Imagery



FOR LEASE: 441 Victoria Street W, Kamloops, BC



Kris McLaughlin, CCIM

Personal Real Estate Corporation

REMAX Commercial - REMAX Kelowna

#100 - 1553 Harvey Ave, Kelowna, BC V1Y 6G1

kris@commercialbc.com

250.870.2165

Zach Anderson

Personal Real Estate Corporation

REMAX Real Estate (Kamloops)

258 Seymour St, Kamloops, BC V2C 2E5

zachanderson@remax.net

250.571.2570



© Kris McLaughlin Personal Real Estate Corporation - All Rights Reserved.

This document/email has been prepared by Kris McLaughlin Personal Real Estate Corporation for advertising and general information only. Kris McLaughlin Personal Real Estate Corporation, REMAX Commercial or REMAX Kelowna makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to warranties of content, accuracy and/or reliability. All information contained in this document has been obtained from sources believed to be reliable. It is the responsibility of the reader to independently confirm and verify the accuracy of the information and content of this document and to satisfy themselves as to its completeness. Any financial projects, assumptions, or estimates are used for example only and may or may not reflect the current or future performance of the property. This communication is not intended to cause or induce breach of an existing listing agreement.

