

FOR SALE

155 Lafarge Road, Kamloops, B.C.

7.38 ACRE INDUSTRIAL PROPERTY WITH STRUCTURE IN KAMLOOPS



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OPPORTUNITY

7.38 Acre Industrial Property with Structure in Kamloops

155 Lafarge Road offers the rare opportunity to acquire a well-located industrial property with direct exposure to Highway 1 in eastern Kamloops. Situated on the corner of Lafarge Road and Wittner Road, the 7.38-acre site includes an existing industrial structure and yard area making it suitable for users seeking to create value, investors, or developers considering longer-term redevelopment.

The property is zoned General Industrial (I2), permitting a broad range of light and medium industrial uses. Immediate access to Highway 1 provides efficient connectivity through Kamloops and to regional Okanagan markets, supporting both local operations and distribution-oriented uses.



HIGHLIGHTS



7.38-acre industrial property with improvements



Direct access to Highway 1 with strong north-south and east-west connectivity throughout British Columbia.



Zoned I2 - General Industrial



Clean Phase II ESA



Asking Price: Contact Listing Agents

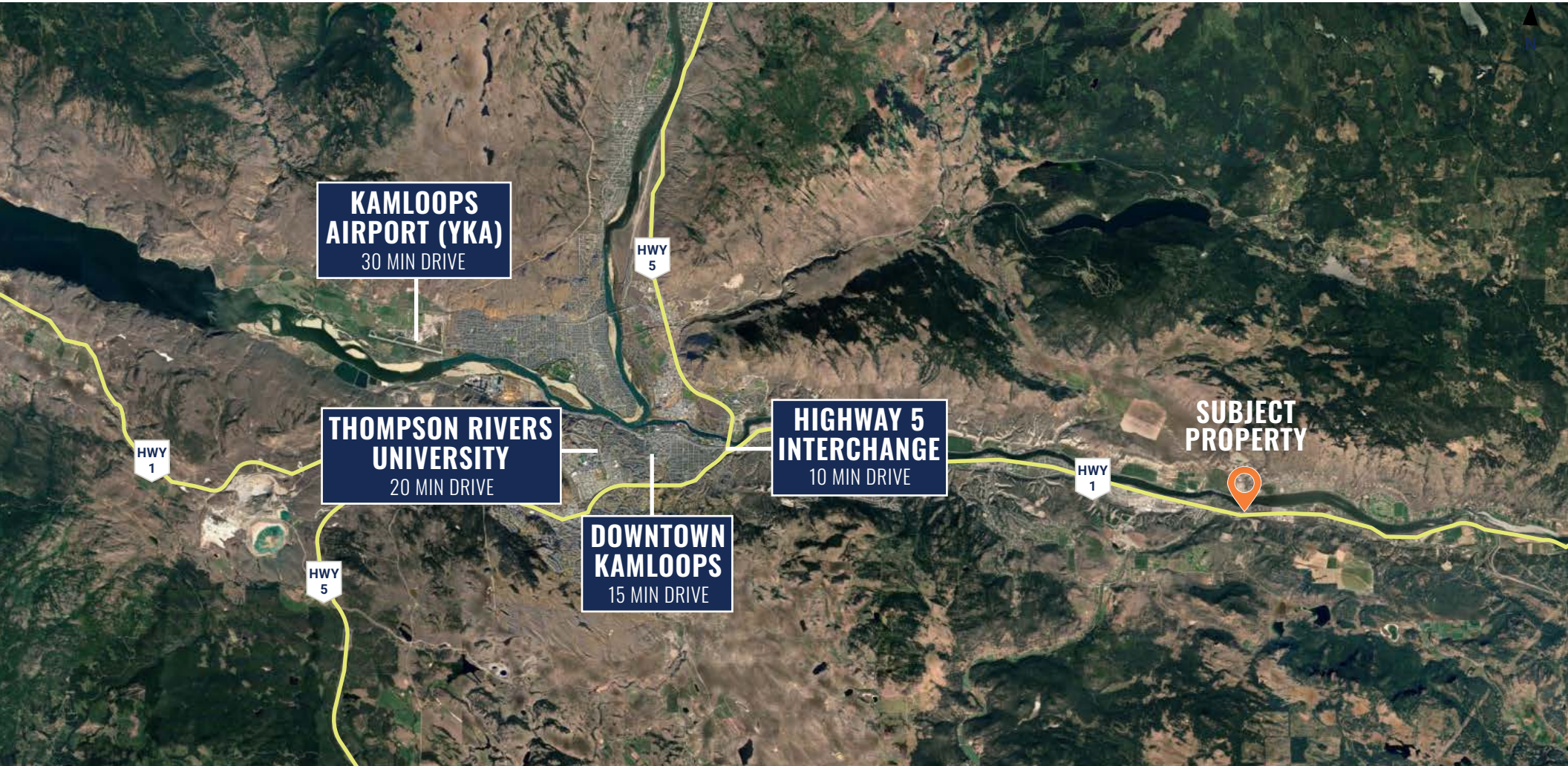
SALIENT DETAILS

Civic Address:	155 Lafarge Road, Kamloops, B.C.
Legal Description:	LOT A DISTRICT LOT 264 KAMLOOPS DIVISION YALE DISTRICT PLAN 25693 EXCEPT PLANS KAP59854 AND KAP60878
PID:	002-314-657
Site Area:	7.38 AC (~321,500 SF)
Structure Size:	35,942 SF
Maximum Allowable Lot Coverage:	60% for all buildings and structures
Maximum Allowable Structure Height:	59 feet (18 meters)
Zoning:	I2 – General Industrial
Due Diligence Reports:	<ul style="list-style-type: none">• Appraisal• Archaeological Information• Eagle Nest Assessment• Clean Phase II ESA
Allowable Uses:	<p>The purpose of the I2 zone is to provide for a full range of industrial Uses while maintaining development standards for an industrial park adjacent to a Highway corridor. Permitted uses include:</p> <ul style="list-style-type: none">• General Industry• Industrial Equipment (sales, rental, storage, and/or service)• Warehousing• Wholesale Distribution• Accessory Outdoor Storage & Display Area
Assessed Value (2026):	\$5,523,000
Asking Price:	Contact Listing Agents



LOCATION OVERVIEW

Kamloops is a strategic Interior hub with strong regional connectivity by road and air. The city sits at the junction of Highway 1 and Highway 5 and is serviced by Kamloops Airport (YKA), offering scheduled passenger service and air cargo capability that supports regional and time sensitive operations. 155 Lafarge Road is located within a well established industrial area, providing efficient access for trucks, staff, and clients while benefiting from proximity to transportation infrastructure. For an owner user, the location offers operational flexibility, control of real estate, and a central Interior base with reach across BC and Western Canada.



DRIVE TIMES

Located in eastern Kamloops, 155 Lafarge Road benefits from strong regional connectivity and easy access to key transportation corridors. The property is immediately accessible to Highway 1, providing efficient east-west travel through the Thompson Region and onward to the Lower Mainland and Alberta. Highway 5 (Coquihalla) and Highway 97 are both within a short drive, supporting north-south access through the Interior.

The location offers convenient access to downtown Kamloops, local industrial nodes, and regional services, making it well suited for operations requiring reliable distribution and transportation efficiency.



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