

463 DENE DRIVE, KAMLOOPS

6,700 SF WAREHOUSE/OFFICE AND YARD SPACE

**FOR
LEASE**



WILLIAM | WRIGHT

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For Lease

463 Dene Drive, Kamloops

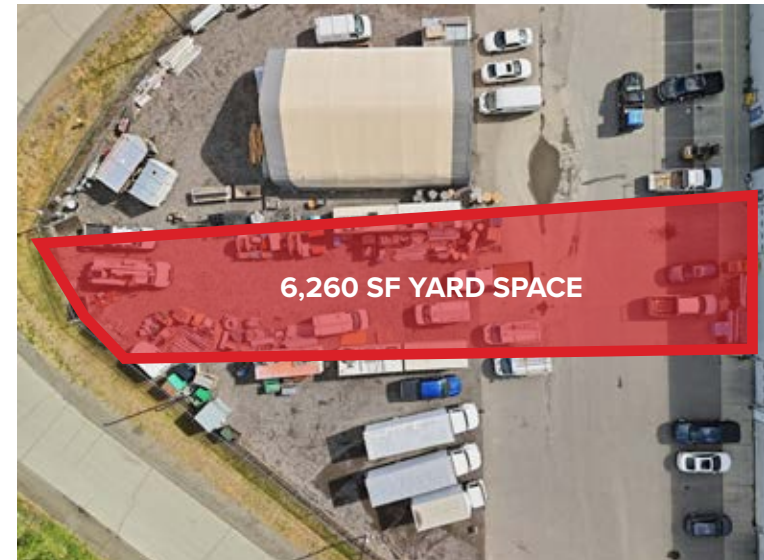
Featuring 5,000 SF of warehouse space with a 14' x 16' grade-level bay door, plus 1,700 SF of office, the layout supports efficient operations. The property also includes 6,260 SF of secured yard space, offering valuable flexibility for storage, fleet, or equipment.

With flexible industrial zoning, this space is well suited for trades, warehousing, and storage users seeking practical indoor and outdoor functionality.

Yard areas shown are approximate. A formal measure and plotment may be required if disputes arise.



1,700 SF OFFICE SPACE



6,260 SF YARD SPACE

Salient Facts

SIZE BREAKDOWN

Warehouse: $\pm$ 5,000 SF

Office: $\pm$ 1,700 SF

Total: $\pm$ 6,700 SQFT

Additional Yard Space:

$\pm$ 6,260 SQFT

BASIC RENT

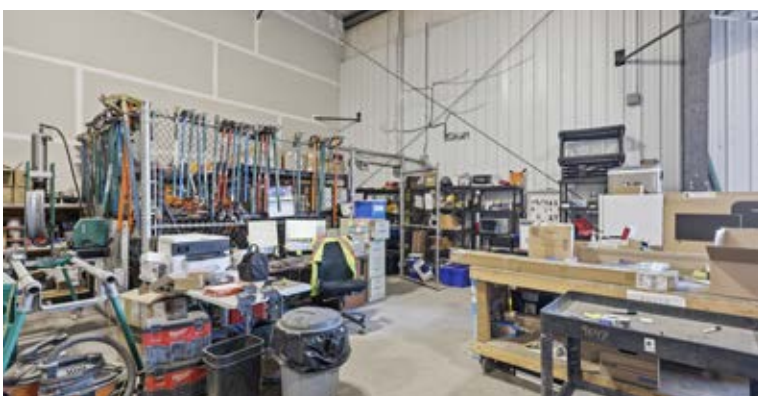
Warehouse/Office: \$16/SF

Yard: \$1.50/SF

ADDITIONAL RENT

Warehouse/Office: \$5/SF

Yard: \$5/SF



Property Highlights



Warehouse with
Yard Space



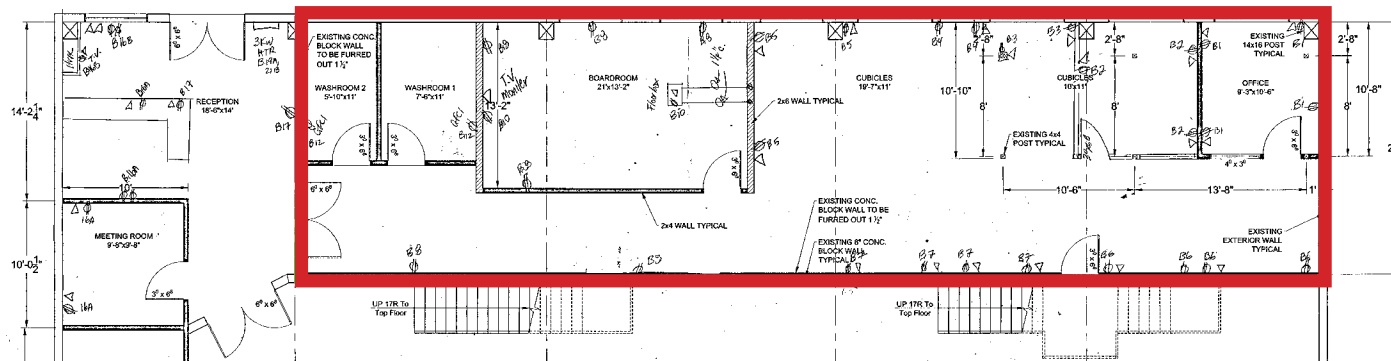
Central Location



Functional Layout



Turn Key Move-in ready





DRIVING TIMES

HIGHWAY 5	3 MINS
DOWNTOWN KAMLOOPS	11 MINS
HIGHWAY 1	12 MINS
THOMPSON RIVERS UNIVERSITY	13 MINS
KAMLOOPS AIRPORT	17 MINS

YELLOWHEAD HWY

MT PAUL GOLF COURSE & DRIVING RANGE

MT PAUL RD

KAMLOOPS UNITED FC INDOOR TRAINING CENTRE

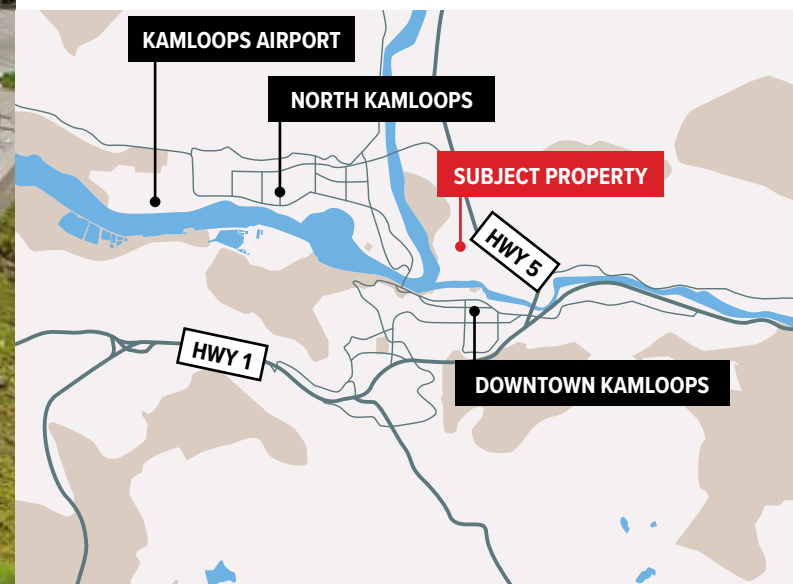
DENE DR

NISHGA WAY

South Kamloops

Strategically located in the South Kamloops industrial area, this property benefits from one of the city's most established and accessible employment nodes. The area offers immediate connectivity to major transportation corridors including the Trans-Canada Highway, with efficient access to downtown Kamloops, the North Shore, and regional markets throughout the Interior.

Surrounded by a strong base of industrial, service-commercial, and trade users, the park supports consistent business activity and ease of operations. Its central location, practical access routes, and proximity to key amenities make South Kamloops a preferred location for businesses seeking functionality, visibility, and long-term operational efficiency.



For More Information Contact

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