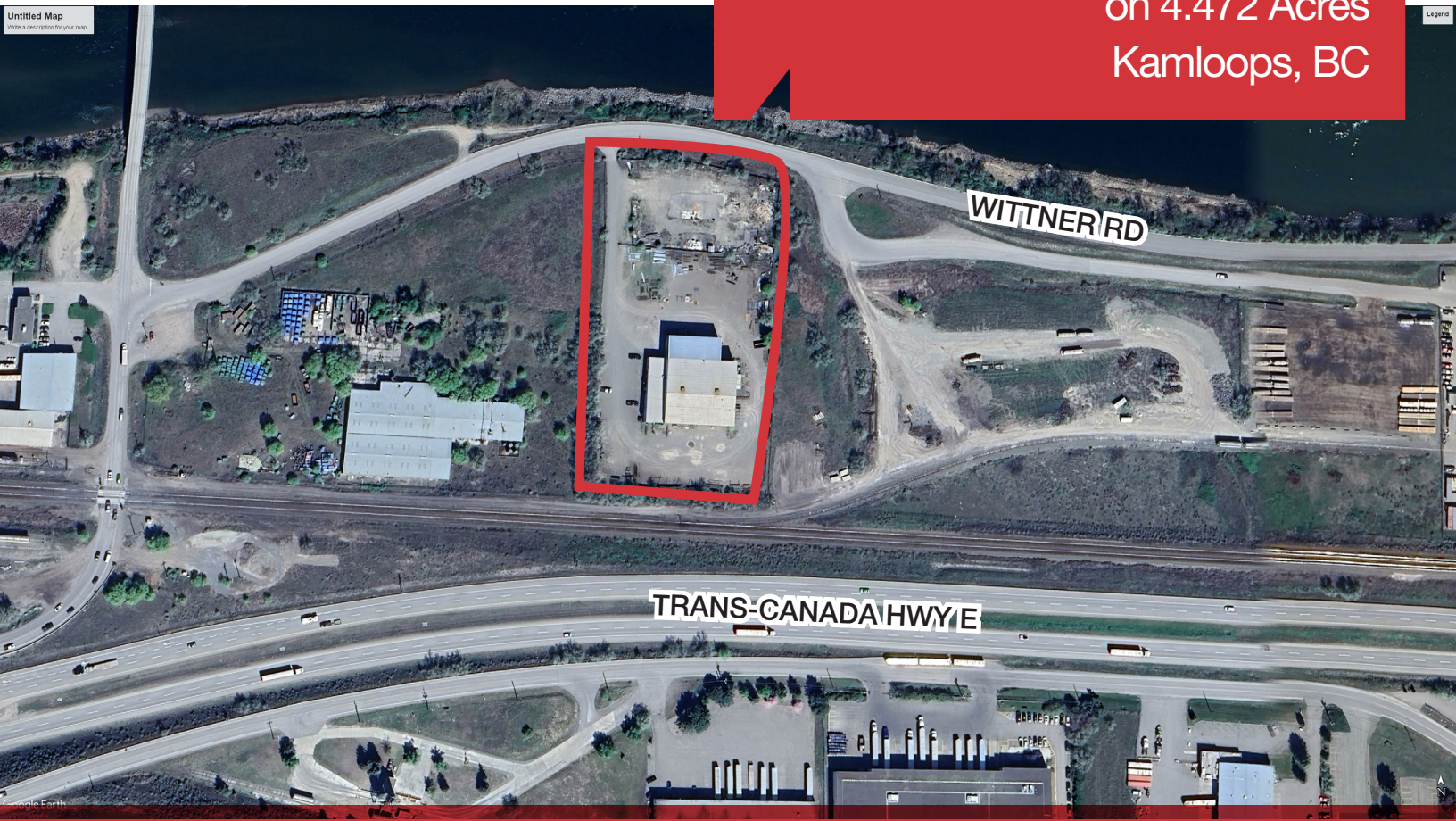


23,157 SF Warehouse
on 4.472 Acres
Kamloops, BC



9795 Wittner Road, Kamloops, BC

Highlights

- ▶ 19,677 SF warehouse
- ▶ 1,800 SF ground office & 1,680 SF mezzanine office
- ▶ 4.472-acre, I2 zoned site – fully fenced.
- ▶ Eight 24'X16' bay doors
- ▶ Two 24'X20' bay doors in the paint booth addition
- ▶ One 14'x22' bay door at the west end

Gary Haukeland*
Senior Vice President
604 691 6693
ghaukeland@naicommercial.ca
*Personal Real Estate Corporation

J-D Murray
Senior Associate
604 691 6664
jdmurray@naicommercial.ca

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca



9795 Wittner Road Kamloops, BC

The Opportunity

The property represents a rare opportunity to purchase a 4.472-acre (194,800 SF) I-2 zoned industrial yard with a 23,157 SF warehouse constructed in 1999. The property was formerly utilized for the operations and outdoor storage for an ironworks. The property is fully fenced with visual exposure to the Trans Canada Highway, Highway 97, and direct access to Wittner Road. The City of Kamloops has designated the property as "Medium And Heavy Industrial" within their Official Community Plan. The subject property is across the road from the South Thompson River. The property is being sold as-is-where-is and all offers are subject to Court approval.

Location

The property is located on the south side of Wittner Road, just east of Lafarge Road in the Dallas neighbourhood of the City of Kamloops. The property has easy highway access to the Trans Canada highway, with access to all amenities, and the rest of the Thompson-Nicola Regional District and British Columbia.

Gary Haukeland*
Senior Vice President
604 691 6693
ghaukeland@naicommercial.ca

*Personal Real Estate Corporation

J-D Murray
Senior Associate
604 691 6664
jdmurray@naicommercial.ca

Property Details

Civic Address
9795 Wittner Road
Kamloops, BC V2C 6Y7

Legal Description
Lot 1 District Lot 264 Kamloops Division
Yale District Plan KAP60878

PID
023-995-858

Lot Size
4.472 Acres

Zoning & OCP Designation
I-2 (General Industrial)

Price
\$6,125,000

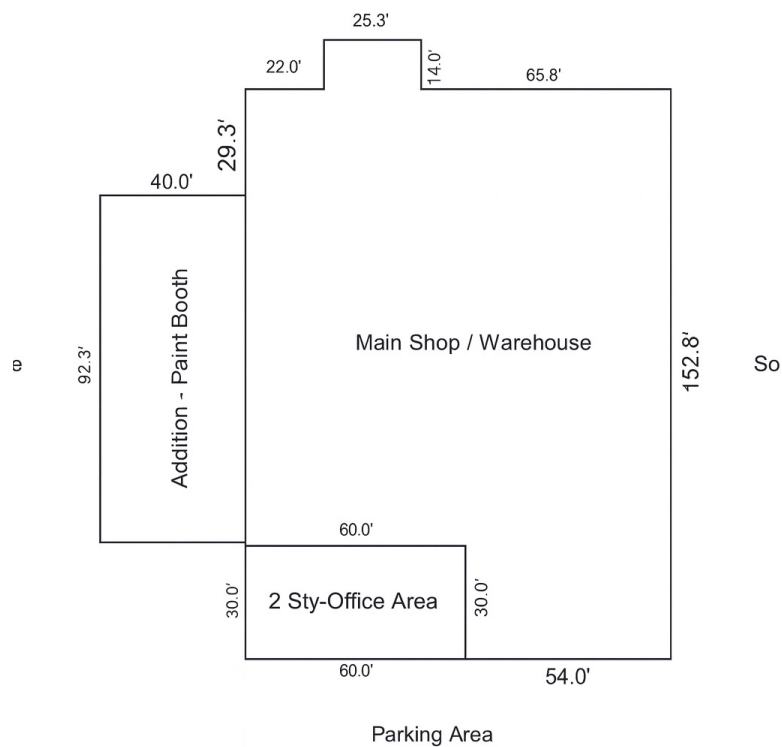
NAI Commercial

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus



Floor Plan



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus

NAI Commercial
 1075 W Georgia St, Suite 1300
 Vancouver, BC V6E 3C9
 +1 604 683 7535
naicommercial.ca



Gary Haukeland*, Senior Vice President
604 691 6693 | ghaukeland@naicommercial.ca
*Personal Real Estate Corporation

J-D Murray, Senior Associate
604 691 6664 | jdmurray@naicommercial.ca

NAI Commercial

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca