

REMAX
COMMERCIAL®

FOR LEASE
MULTI-BAY WAREHOUSE WITH OFFICES
Unit C - 5130 Park Avenue, Terrace, BC



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REMAX Commercial - REMAX Kelowna
1391 Ellis Street, Kelowna, BC V1Y 6G1

Each Office Independently Owned and Operated.

FOR LEASE: Unit C - 5130 Park Avenue, Terrace, BC

Property Details

Civic Address:

Unit C - 5130 Park Avenue, Terrace, BC

Location:

Located near the high profile intersection of Highway 16 (Yellowhead Hwy & Kalum Lake Rd)

Unit Size:

6,584 SF (approximate)

Zoning:

C3 - Service Commercial

Loading:

5 dock-height loading bays and 1 grade-level loading bay accessed by a loading ramp

Lease Rate:

\$12.00/SF + additional rents & applicable taxes

Availability:

Immediate Availability

Multi-Bay Industrial Unit with Warehouse and Office Space Located Just Off Highway 16 in Terrace, BC

Opportunity:

REMAX Commercial - REMAX Kelowna presents this outstanding opportunity to lease an industrial unit with office space in Terrace, BC.

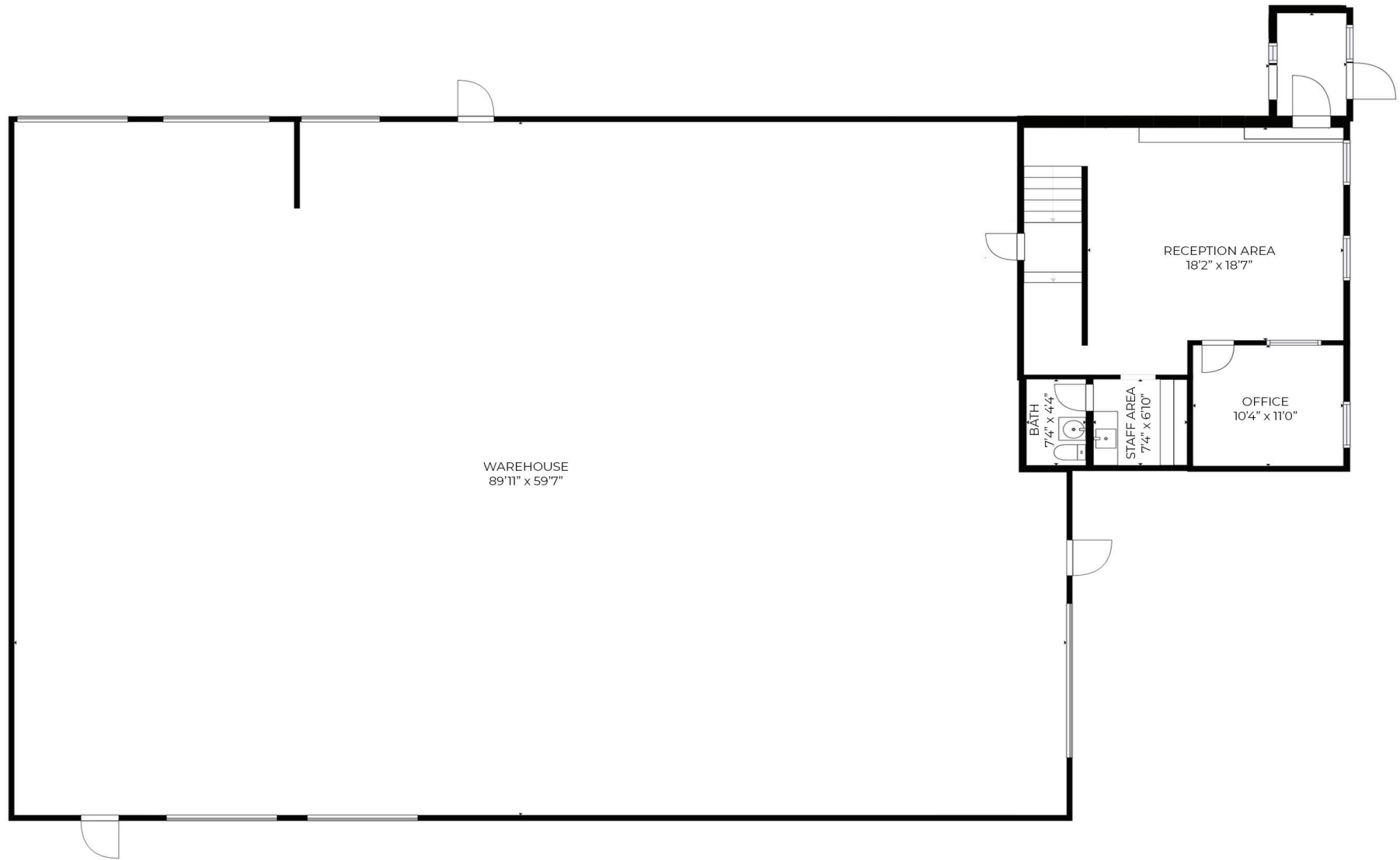
Features:

- ▶ Industrial unit totaling $\pm 6,584$ SF in this multi-tenant industrial building located near the corner of Highway 16 (Yellowhead Hwy) and Kalum Lake Road
- ▶ Versatile $\pm 5,384$ SF industrial space with loading bays on 3 sides, warehouse features 5 dock-height loading bays and a grade-level loading bay accessible from a loading ramp, approximately 12 Ft clear ceilings and 200-amp power
- ▶ Multi-level office space includes a reception/waiting area, main office, staff area and a washroom on the main floor and an upper level with an open work area, utility room and a washroom
- ▶ Large amount of yard space to easily maneuver large trucks & trailers, and some unsecure yard space may be available to qualified tenants
- ▶ For more information or to arrange a tour of this industrial space contact Kris McLaughlin Personal Real Estate Corporation of REMAX Commercial - REMAX Kelowna at 250 870 2165 or by email at kris@commercialbc.com



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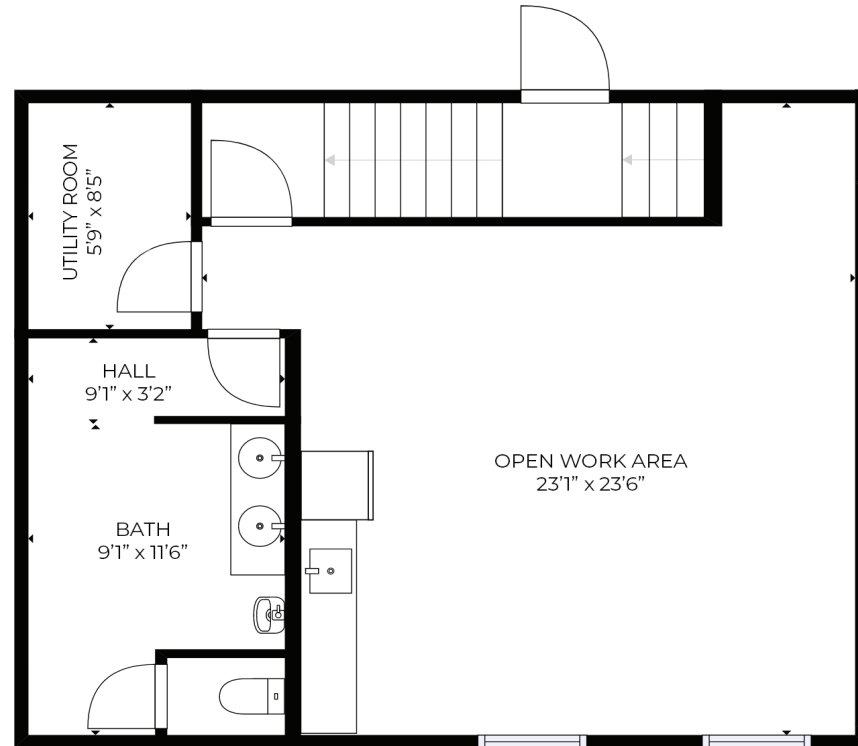
Floor Plan - Main



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

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Interior Photos



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Interior Photos - Warehouse



FOR LEASE: Unit C - 5130 Park Avenue, Terrace, BC

Exterior Photos



FOR LEASE: Unit C - 5130 Park Avenue, Terrace, BC

Aerial Imagery



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