



**Silver Stream**  
BUSINESS PARK

MOVE IN READY

**FOR LEASE/SALE**

**325 SILVER STREAM RD  
KAMLOOPS, BC**

**30,000 SF TO 66,305 SF OF  
STATE-OF-THE-ART  
INDUSTRIAL WAREHOUSE**



Developed by



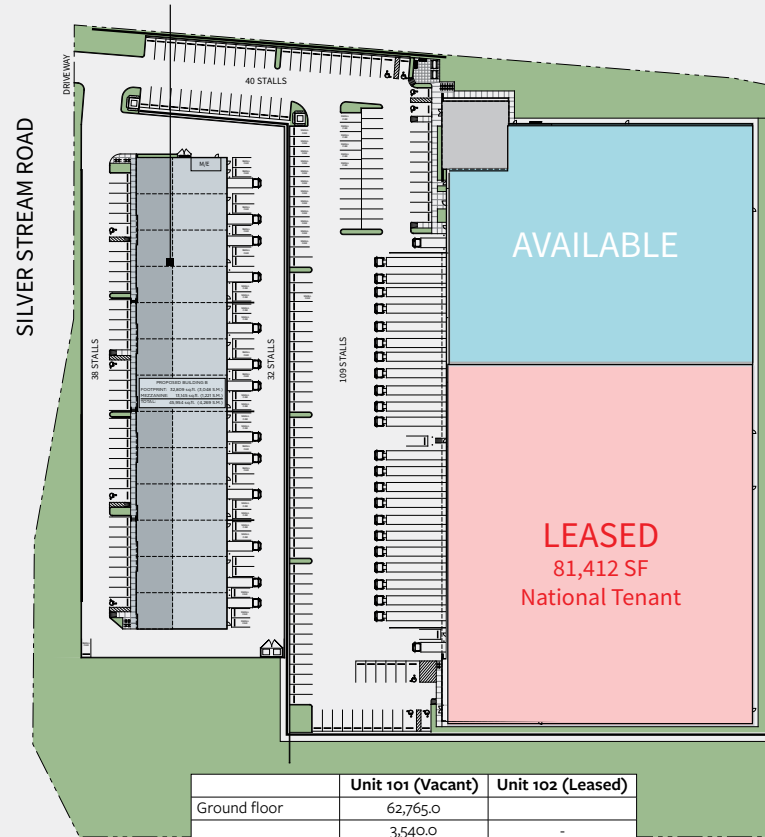
Marketed by



# 325 SILVER STREAM RD KAMLOOPS, BC



329 Silver Stream Now Selling Strata Units



	Unit 101 (Vacant)	Unit 102 (Leased)
Ground floor	62,765.0	-
	3,540.0	-
<b>Net SF</b>	<b>66,305.0</b>	<b>81,123.0</b>
M&E Gross Up	219.6	284.2
<b>Gross SF</b>	<b>66,524</b>	<b>81,412.2</b>
<b>Total Building Size</b>	<b>147,936.80</b>	

**SITE PLAN**

## OPPORTUNITY

JLL and BSRE are pleased to present a unique opportunity to lease a state-of-the-art industrial distribution building in Kamloops, BC. Developed by Cedar Coast and constructed by Orion Construction, 325 Silver Stream Road is designed to be a first-class distribution building in Kamloops.

## PROPERTY HIGHLIGHTS

- Construction: insulated concrete tilt-up panel designed to the latest ASHRAE (energy code) standards
- Clear height: 32' clear
- Column grid: 57' by 35'
- Staging bay: 57' by 55'
- Parking stalls: 151 stalls
- Sprinkler system: ESFR
- Power: 800A/600V
- Warehouse heating: gas fired unit heaters
- Lighting: 24,000 Lumen LED high bay lighting
- Slab: 7" slab loaded to 700 lbs/SF
- Zoning: I-2 general industrial

## FOR LEASE:

- Available area: 30,000 SF to 66,305 SF (excluding M&E)
- Dock doors: seven (7)
- Grade doors: one (1)

**Lease rate: \$9.50 PSF net, per annum**


**Additional Rent: \$5.03 PSF net, per annum**

## FOR SALE:


- National tenant in place occupying 81,412 SF
- Dock doors: twenty-two (22)
- Grade doors: two (2)
- Ready for occupancy

**Sale price: Please contact listing agents**







Area  
66,305 SF



Clear height  
32 FT

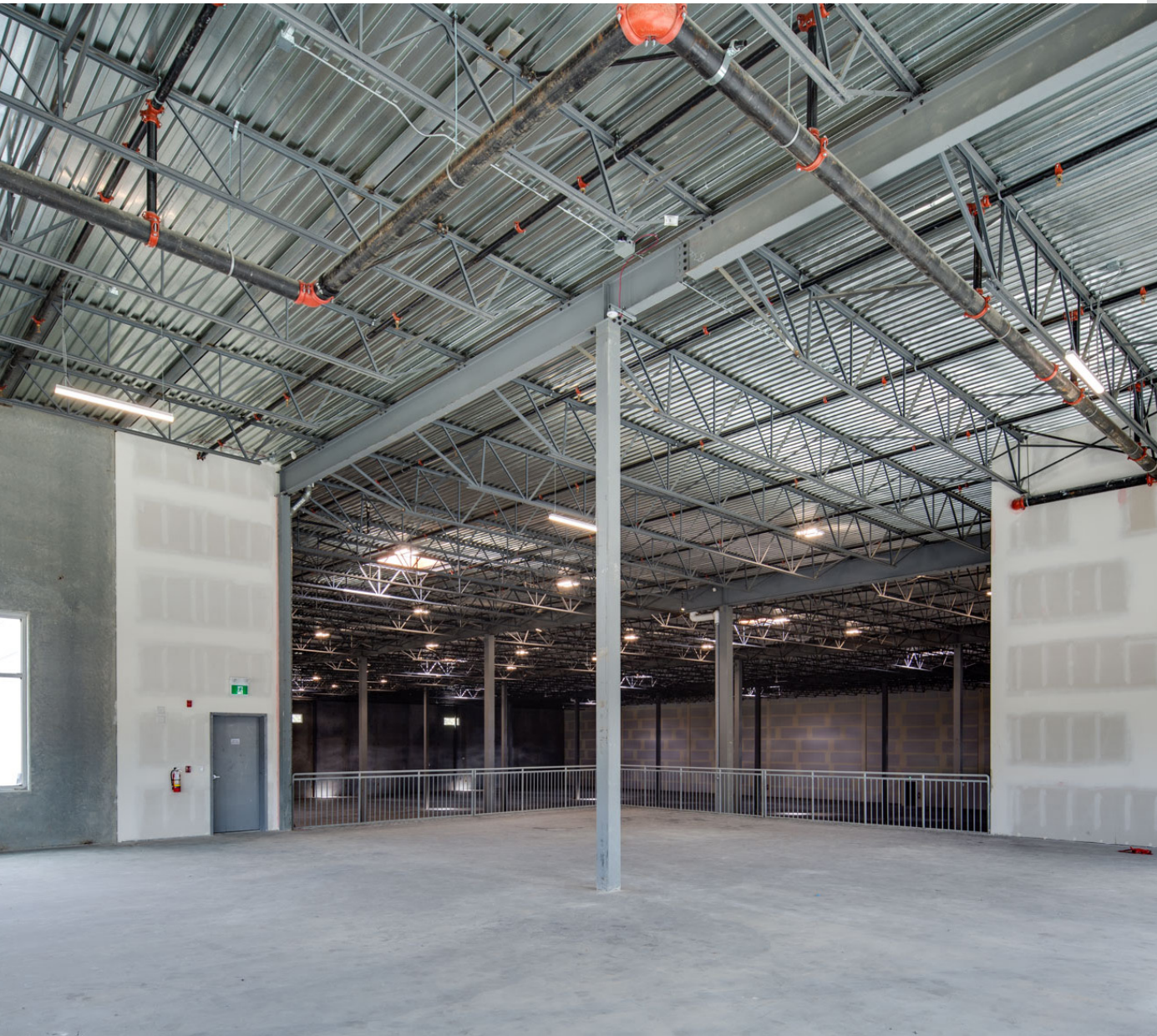


Dock Doors  
7



Grade Door  
1





Mezzanine



Showroom & Mezzanine



Warehouse



## LOCATION

Located on the eastern border of Kamloops, the Dallas Industrial Park is a light industrial/general industrial area that has efficient access to the Trans-Canada Highway by way of the Kokanee Road interchange. Anchor businesses include Moly-Cop, Brandt, Cummins, Prairie Coast, Petro-Pass Truck Stop and Southern Irrigation.

The Dallas Industrial Park is a fast-growing hub for warehousing, distribution, and a wide range of commercial services. The growth driver has been proximity to the Trans-Canada Highway, public transit, and newer generation buildings that provided efficiency, corporate appeal, and freehold land ownership without the risk of land leases.

## WHY KAMLOOPS?

Choose Kamloops, B.C. as the location to increase your profits and efficiency by either relocating or expanding your business. Kamloops is the third largest city in British Columbia, outside of the Lower Mainland, and the transportation hub of B.C.'s southern interior. The city and its surrounding area offer an abundance of economic, social, and lifestyle assets. Kamloops is the 5th fastest-growing metro area in Canada with over 120,000 people, providing the amenities of a larger centre and easy access to major cities like Vancouver and Kelowna. Both CP Rail and CN Rail provide regular freight rail service.

## Kamloops Advantages

- Located at the intersection of Western Canada's four major highways
- Kamloops Airport (YKA) is one of the fastest growing regional airports, providing air service throughout North America with connections to virtually every part of the world
- Close to major urban centres; Port of Vancouver a short haul away
- Over 50 trucking and transport companies based in the Kamloops area
- Proactive municipal government ensures fast processing of permits and licenses
- Thompson Rivers University is located in Kamloops; it has over 25,000 students (on campus and distance/online) enrolled in over 25 disciplines, and approximately 2,000 graduates every year

\* Statistics and data provided by Venture Kamloops Economic Development and Statistics Canada.



**Population**  
120,000



**Households**  
49,000



**Median Age**  
41.4



**Labour Force**  
62,000



**Total Consumption**  
\$5.5 billion



**Average Household Income**  
\$112,000



## PROJECT TEAM



Cedar Coast is a Vancouver, BC based real estate development and investment firm with a 20-year track record of successful outcomes. It currently has 38 active projects throughout British Columbia, Oregon, Washington and North Dakota representing over 5,000 houses and condos, 850 rental apartments, and 5.9 million sq. ft. of industrial space when fully built out. Info available on Cedar Coast website.



Orion Construction is one of the largest and most innovative design build commercial contractors in the Lower Mainland. Their dedicated focus on design build commercial and light industrial projects allows them to provide their clients extraordinary value through a hands-on, process-driven delivery structure.





**Baktash Kasraei, SIOR**

Executive Vice President

JLL

T +1 604 998 6016

Baktash.Kasraei@jll.com

**Casey Bell, PREC**

Executive Vice President

JLL

T +1 604 998 6014

Casey.Bell@jll.com

**Brendan Shaw**

Managing Broker

Brendan Shaw Real Estate

T +1 250 319 4737

brendan@bsre.ca



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