FOR SALE

865 NOTRE DAME DRIVE, KAMLOOPS, B.C.

3.01 ACRE OWNER-USER/VALUE-ADD INDUSTRIAL OPPORTUNITY IN KAMLOOPS

$9,500,000 ($328 PSF)

- ✓ 3.01-ACRE HIGH-EXPOSURE CORNER SITE IN KAMLOOPS' SOUTHGATE AREA
- ✓ IMMEDIATE OWNER-USER OR VALUE-ADD OPPORTUNITY ON 10,000 SF OF AVAILABLE SPACE
- ✓ RARE LOW SITE COVERAGE (22%) IN KAMLOOPS' SOUGHT-AFTER SOUTHGATE INDUSTRIAL PARK
- ✓ BELOW-MARKET IN-PLACE RENTS OFFER RENTAL UPSIDE
- ✓ FLEXIBLE I1S (INDUSTRIAL PARK) ZONING



Marcus & Millichap

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CONFIDENTIALITY AGREEMENT

OPPORTUNITY

Marcus & Millichap is pleased to present the opportunity to acquire 865 Notre Dame Drive, Kamloops, B.C. (the "Subject Property"), a 29,000 SF multi-tenant industrial building on a 3.01 acre corner site in the highly sought-after Southgate area of Kamloops. Located at the signalized intersection of Notre Dame Drive and Dalhousie Drive, the Subject Property offers superior exposure and access, along with a rare 22% site coverage that provides extensive yard area for users who need outdoor storage, equipment, or fleet parking.

The Subject Property will be offered with vacant possession of approximately 10,000 SF, giving owner-users the ability to occupy immediately while existing tenancies offset carrying costs. With the in-place leases expiring in July 2027 and January 2028, an owner-user may have the opportunity to expand into the balance of the building over time, subject to each tenant's renewal option.

Supported by strong underlying land value and flexible I1S (Industrial Park) zoning, the Subject Property is a strategic long-term holding for owner-users, investors, and those planning for future redevelopment.

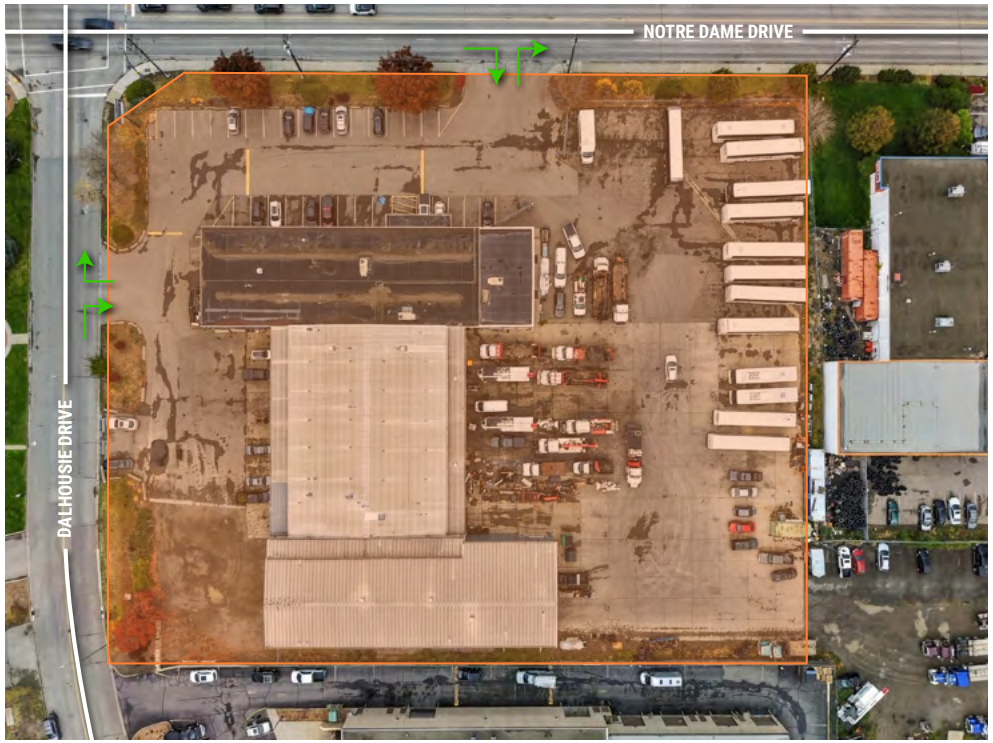


SALIENT DETAILS

Address:	865 Notre Dame Drive, Kamloops, B.C.
Legal Description:	Lot A District Lot 416 Kamloops Division Yale District Plan KAP49023
PID:	018-091-091
Year Built:	1973
Zoning:	I1S - Industrial Park
OCP:	Mid-Rise Commercial
Land Size:	131,116 SF (3.01 Acres)
Rentable Area:	29,000 SF
Tenants:	LN Group Branding & Promotions Inc. Central Interior Rebuilders Hydraulic Division Ltd.
Lease Expiries:	LN Group Branding & Promotions Inc.: January 15, 2028 Central Interior Rebuilders Hydraulic Division Ltd.: July 31, 2027
Renewal Options:	LN Group Branding & Promotions Inc.: 1 x 5 Years* Central Interior Rebuilders Hydraulic Division Ltd.: 1 x 5 Years**
Environmental:	TerraWest Environmental Inc. has completed comprehensive environmental investigations of the Property. Reports will be made available to qualified purchasers following execution of a Confidentiality Agreement.
Price:	**$9,500,000 ($328 PSF)**

**Renewal Base Rent: $12.50 PSF in Year 1, increasing $0.50 PSF annually to $14.50 PSF in Year 5*
***At fair market rent, but not less than the rent payable in the final year of the initial term.*





LOCATION OVERVIEW

Kamloops is the largest community in the Thompson-Nicola Regional District and is strategically located at the crossroads of the Coquihalla Highway, Yellowhead Highway, and Trans-Canada Highway, positioning the city as a key transportation and distribution hub with efficient access to major markets such as Vancouver, Calgary, Edmonton, and Seattle. Supported by strong transportation networks, including more than 75 trucking and transportation companies operating in the region, robust infrastructure, and the presence of Thompson Rivers University, Kamloops continues to attract and support major businesses and corporations. As the second-largest city in British Columbia's Interior, Kamloops serves a growing population of 127,846, reinforcing its role as a major economic, commercial, and service centre for the region.

- Population of 127,846
- Average Household Income of $132,035
- Population Growth (since 2020): 8.5%
- Home to Thompson Rivers University (>29,000 students)
- Home to Kamloops Airport (YKA), a key gateway to British Columbia's Interior
- Served by both national railways, CN and CPKC



HIGHLIGHTS

HIGH-EXPOSURE CORNER LOCATION
Prominent signalized corner of Notre Dame Drive and Dalhousie Drive with dual street frontage, providing superior visibility over most other industrial properties in Southgate.

IMMEDIATE OWNER-USER OCCUPANCY
Approximately 10,000 SF (34.5% of the building) available with vacant possession, allowing an owner-user to occupy immediately while in-place tenancies help offset carrying costs.

POTENTIAL EXPANSION PATH
In-place leases expire in July 2027 and January 2028, providing an owner-user a potential path to expand into the balance of the building over time, subject to each tenant's 1 x 5-year renewal option.

BELOW-MARKET IN-PLACE RENTS
Existing tenancies sit at below-market rates of $11.50 to $12.00 PSF, offering meaningful rental upside on renewal and turnover.

RARE LOW SITE COVERAGE
22% site coverage on 3.01 acres provides extensive yard area for outdoor storage, equipment, and fleet parking, a scarce offering in Kamloops' industrial market.

FLEXIBLE I1S (INDUSTRIAL PARK) ZONING
Permits a broad range of industrial uses, supporting a wide pool of owner-users and tenants.

ESTABLISHED SOUTHGATE LOCATION
Situated in one of Kamloops' most sought-after industrial and service commercial nodes, near Thompson Rivers University and major arterial routes.

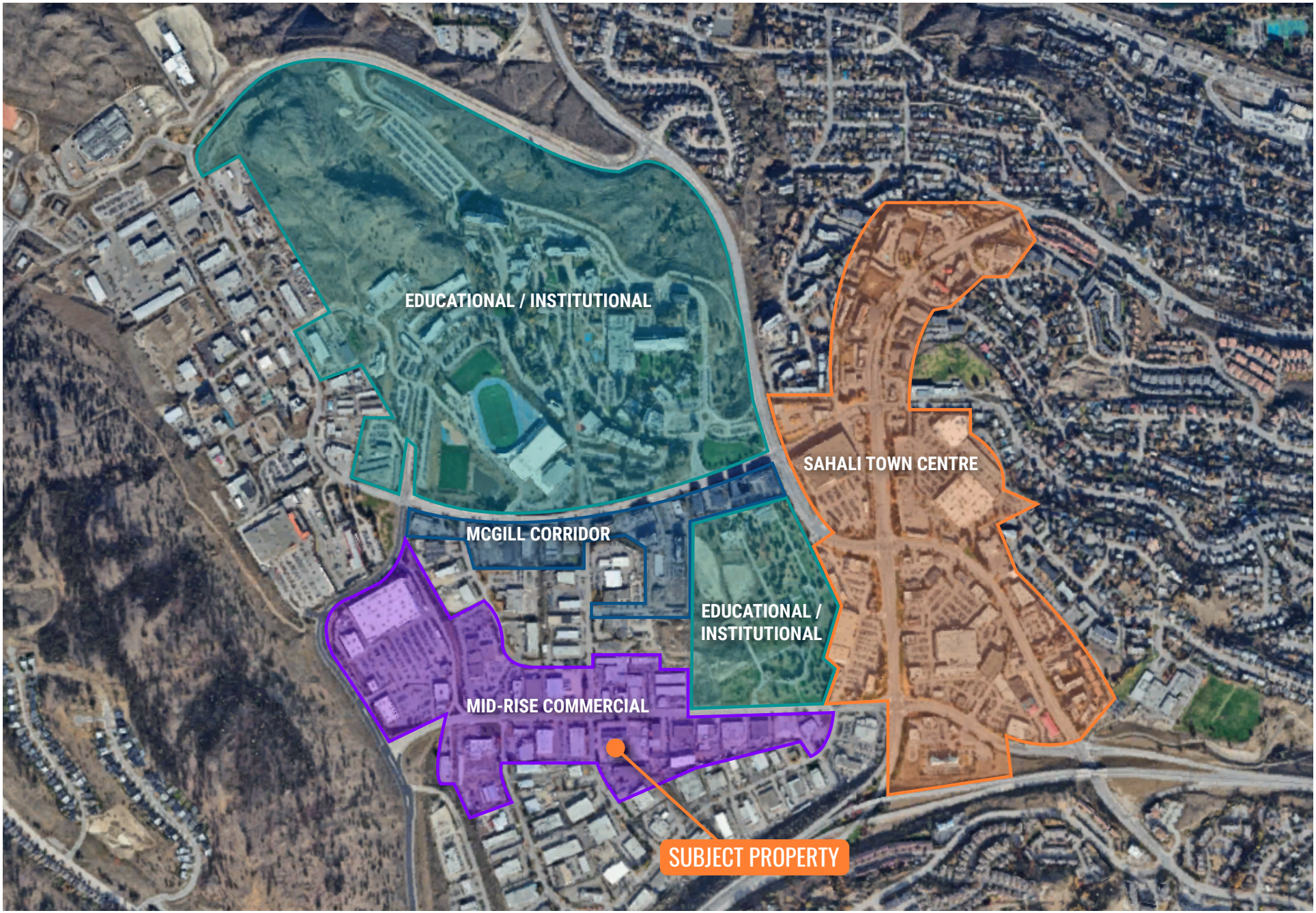
REDEVELOPMENT POTENTIAL
Designated Mid-Rise Commercial under Kamloops' OCP, supporting long-term intensification into multi-storey commercial, residential and mixed-use development, with densities contemplated up to 3.6 FAR.


KENNA CARTWRIGHT NATURE PARK


RIVERSIDE PARK


THOMPSON RIVERS UNIVERSITY

OCP DESIGNATION MAP



PROPERTY PHOTOS











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