

Industrial Land Opportunity - Kamloops Airport Kamloops BC, Canada

Property Profile – Site #1- Fulton Industrial Park

Address: 3035 Airport Road, Kamloops BC

Site Size: 22 acres

Zoning: I 1-S Industrial Park

Site Description:

- site is part of a larger 65 acre airport industrial park

Services:

- Rail Access – Canadian National railway (CN)
- Water – at roadway
- Sewer – at roadway
- Electrical – underground 3 phase
- High speed fibre optic capability

Permitted Uses

Industrial, manufacturing, and high tech:

- | | |
|--|-----------------------------|
| ▪ Engineering | ▪ equipment sales |
| ▪ technology centre | ▪ rental and service |
| ▪ wholesale distribution | ▪ commercial communications |
| ▪ light aircraft engine repair & maintenance | ▪ courier operations |
| | ▪ related manufacturing. |

Price: \$60,000 annual lease, based upon appraisal (available for review)

Availability: Immediate

Property Profile – Site #2 – Airside Business Park

Address: 3035 Airport Road, Kamloops BC

Site Size: 6.6 acres

Zoning: T-2 Airside Commercial

Site Description:

- 5 air-side lots
- direct access to the runway system
- site is part of a larger 27 acre airport business park
- last parcel of land available for development in the subdivision.

Services:

- Water – at adjacent lot line
- Sewer – at adjacent lot line
- Electrical – Overhead / underground 3 phase
- High speed fibre optic capability

Permitted uses

- | | |
|--|--|
| ▪ Aircraft charter/ commuter service | ▪ fuelling |
| ▪ aircraft engine repair & maintenance | ▪ storage |
| ▪ flight training | ▪ cargo and courier operations |
| ▪ storage and hanger facilities | ▪ other services which depend on direct runway access. |
| ▪ commercial communications | |

Price: \$70,000 annual lease, based upon appraised (available for review)

Availability: Immediate

YKA statement:

Kamloops Airport Ltd. (KAL) is a subsidiary of Vancouver Airport Services.

Our mission is to serve the Kamloops community and trading area of the BC Interior by providing airport facilities which are safe, clean, efficient, profitable, friendly, and reflect a local sense of place.

Disclaimer

Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.

Venture Kamloops 11/2008