

WEST KELOWNA INDUSTRIAL PARK

FOR SALE OR LEASE
2648 KYLE ROAD

Industrial

BY



DENCITI



Rendering is artist's interpretation only and is subject to change. E&O.E.

DEVELOPED BY



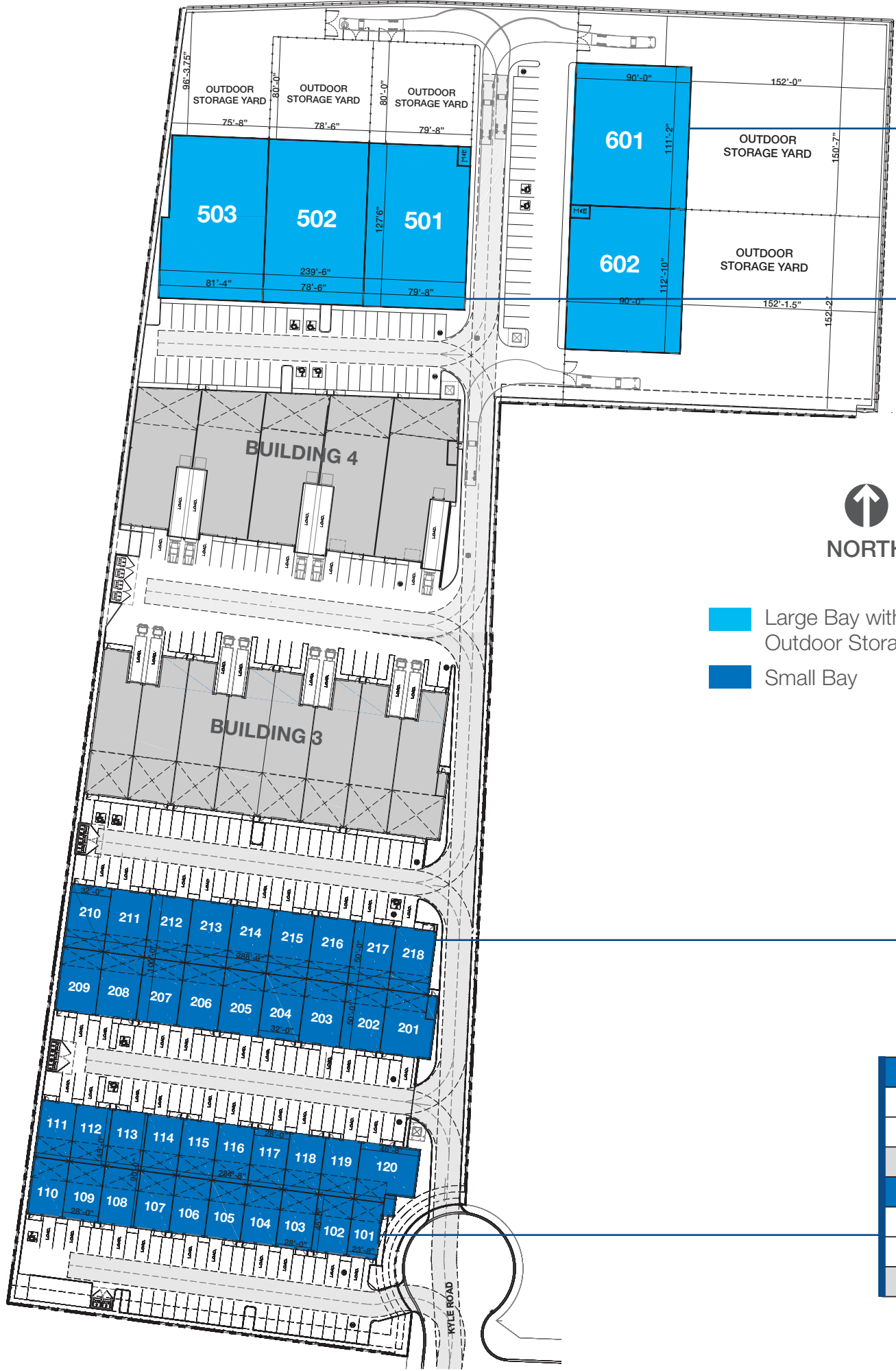
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CBRE

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Conceptual
Site Plan



- Large Bay with Outdoor Storage
- Small Bay

Building 6

UNIT	601	602
GROUND	10,005	10,005
OUTDOOR STORAGE YARD SF	26,636	26,423
TOTAL SF	36,641	36,428

Building 5

UNIT	501	502	503
GROUND	10,008	10,009	10,005
OUTDOOR STORAGE YARD SF	6,373	6,280	8,026
TOTAL SF	16,381	16,289	18,031

Building 2

UNIT	201	202	203	204	205	206	207	208	209
GROUND	1,850	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600
MEZZANINE	450	450	450	450	450	450	450	450	450
TOTAL SF	2,300	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050
UNIT	210	211	212	213	214	215	216	217	218
GROUND	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600
MEZZANINE	450	450	450	450	450	450	450	450	450
TOTAL SF	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050

Building 1

UNIT	101	102	103	104	105	106	107	108	109	110
TOTAL SF	1,065	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260
MEZZANINE	380	450	450	450	450	450	450	450	450	450
TOTAL SF	1,445	1,710	1,710	1,710	1,710	1,710	1,710	1,710	1,710	1,710
UNIT	111	112	113	114	115	116	117	118	119	120
TOTAL SF	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,950
MEZZANINE	450	450	450	450	450	450	450	450	450	380
TOTAL SF	1,710	1,710	1,710	1,710	1,710	1,710	1,710	1,710	1,710	2,330

The Developer reserves the right to make changes and modifications to the information contained herein. Site plan, measurements, and specifications are subject to change without notice. Please contact developer sales representative for details. E.&O.E



West Kelowna Industrial Park is located at 2648 Kyle Road on industrial freehold land.

This development is the first point of entry to the Central Okanagan, with access to two strategic intersections at Daimler Road and Bartley Road and is minutes away from shops and services.



11 MIN To Downtown Kelowna

7 MIN To Downtown West Kelowna

25 MIN To Kelowna International Airport

4 HRS To Vancouver

7 HRS To Calgary

About the Project

With low supply and strong demand, **West Kelowna Industrial Park** provides a rare and well located strata industrial opportunity for business owners.

This multi-phase development is situated on 10 acres of land. First phase of development will accommodate spaces ranging from 1,260 square feet to 35,000 square feet. Future phases will be able to accommodate medium to large uses of up to 200,000 square feet.

About the Developer

DENCITI Development Corp. is a British Columbia-based real estate development company creating urban industrial, commercial and residential developments. The DENCITI team has delivered over \$2 billion of real estate across Canada.

Industrial by DENCITI projects are designed with the business owner in mind, focusing on efficient quality units you can be proud to own and show.

FOR MORE INFORMATION PLEASE CONTACT

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