

**FOR SUB-LEASE**



## **STAND ALONE HIGHWAY 97 EXPOSURE OPPORTUNITY**

**876 MCCURDY PLACE, KELOWNA BC**

**STEVE LAURSEN**  
PERSONAL REAL ESTATE CORPORATION  
INDUSTRIAL. COMMERCIAL. INVESTMENT REAL ESTATE

250.808.8101  
[stevelaursen@royalpage.ca](mailto:stevelaursen@royalpage.ca)  
[www.stevelaursen.com](http://www.stevelaursen.com)



# 876 MCCURDY PLACE, KELOWNA BC

## PROPERTY DETAILS

Civic Address: 876 McCurdy Place, Kelowna

Location: Located in the McCurdy Business Park on McCurdy Place just west of the intersection of McCurdy Rd and Highway 97N

Rentable Area: Main Floor: 12,218 SF  
2nd Floor: 2,500 SF  
Total: 14,618 SF

Year Built: 2011

Parking: 32 on-site parking stalls

Zoning: I2 - General Industrial

Yard Space: Fully fenced, secure rear yard with gates to either side of the building

Lease Rate: \$14/SF + NNN

Sublease Expires: June 30, 2021



## PROPERTY FEATURES

- Total of 14,618 SF of leasable SF including 12,218 SF of main floor warehouse and showroom and 2,400 SF of office area on second floor
- Paved parking and yard area
- Circular truck access around the building
- 2 dock level bays and 1 bay at grade level
- Fully fenced & secure yard
- Highway 97 exposure in all directions
- Controlled intersection access from Highway 97 and McCurdy Road

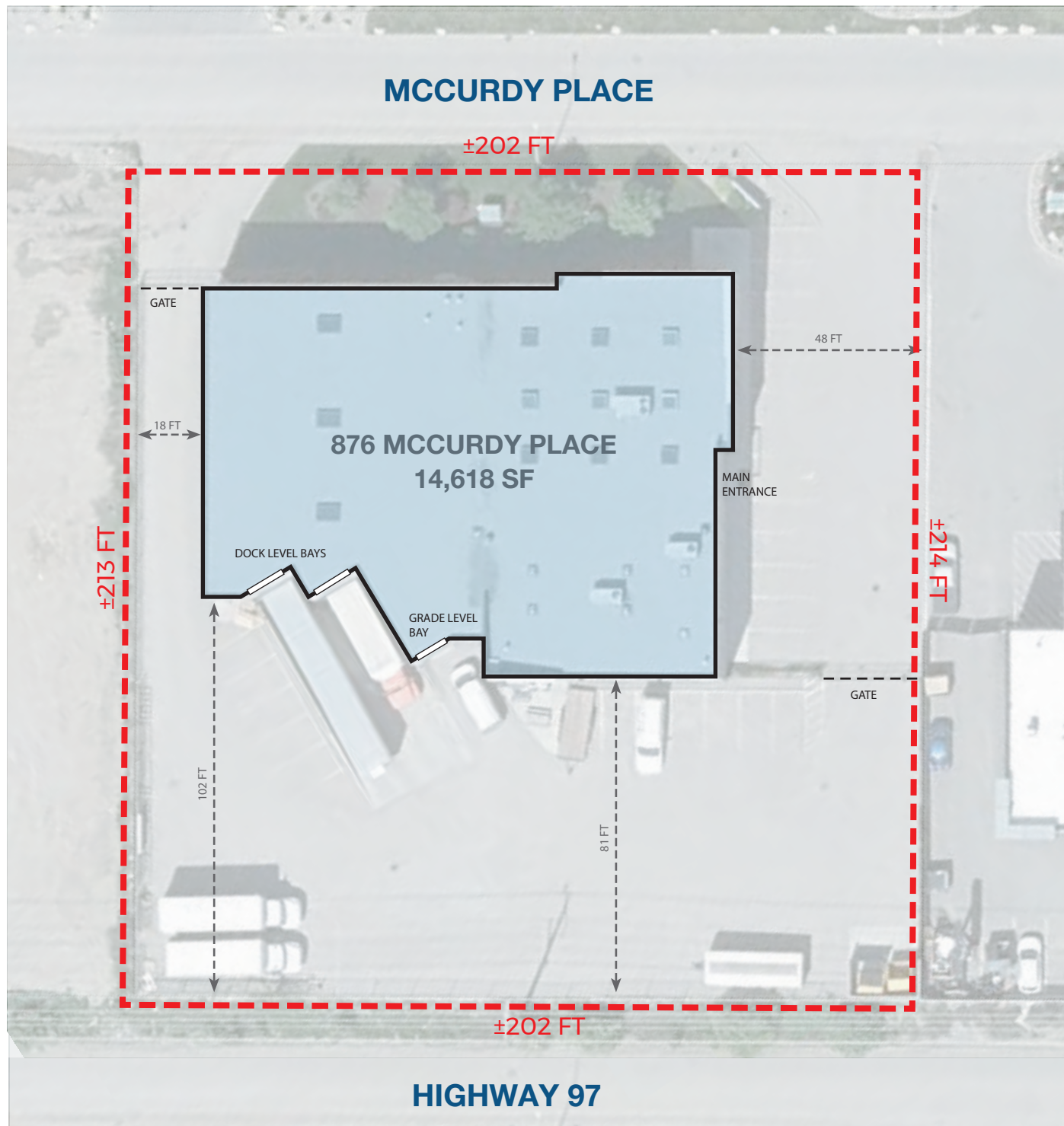
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SITE PLAN





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