

BUILDING 3 FOR SALE OR LEASE

West Kelowna  
**INDUSTRIAL PARK**  
2648 KYLE ROAD

WELL LOCATED INDUSTRIAL  
STRATA OPPORTUNITY



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

**INDUSTRIALBYDENCITI.CA**

**FOR MORE INFORMATION, PLEASE CONTACT**

**STEVE LAURSEN**

PERSONAL REAL ESTATE CORPORATION

**ROYAL LEPAGE KELOWNA**

250.808.8101

stevelaursen@royallepage.com

**CHRIS MACCAULEY**

PERSONAL REAL ESTATE CORPORATION

**CBRE LIMITED**

604.662.5190

chris.maccauley@cbre.com

Industrial

BY

 **DENCITI**

# Conceptual SITE PLAN

Building 3

Building 2

Building 1



## BUILDING 3 SPECIFICATIONS

Total of 38,255 SF available  
24' clear ceiling height  
Grade loading  
1400 AMP 3 Phase  
600V power

## UNIT SPECIFICATIONS

200 AMP 3 Phase  
600V power per unit  
2nd floor mezzanine

- AVAILABLE ■
- PENDING SALE ■
- SOLD ■

## UNIT SUMMARY

| UNIT            | 301                 | 302                | 303                | 304                | 305                | 306                | 307                |
|-----------------|---------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| GROUND FLOOR    | 4,165               | 4,165              | 4,165              | 4,165              | 4,165              | 4,165              | 4,165              |
| SECOND FLOOR    | 1,300               | 1,300              | 1,300              | 1,300              | 1,300              | 1,300              | 1,300              |
| <b>TOTAL SF</b> | <b>5,465</b>        | <b>5,465</b>       | <b>5,465</b>       | <b>5,465</b>       | <b>5,465</b>       | <b>5,465</b>       | <b>5,465</b>       |
| <b>PRICE</b>    | <b>PENDING SALE</b> | <b>\$1,464,620</b> | <b>\$1,448,225</b> | <b>\$1,448,225</b> | <b>\$1,448,225</b> | <b>\$1,448,225</b> | <b>\$1,475,550</b> |

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



Northeast View

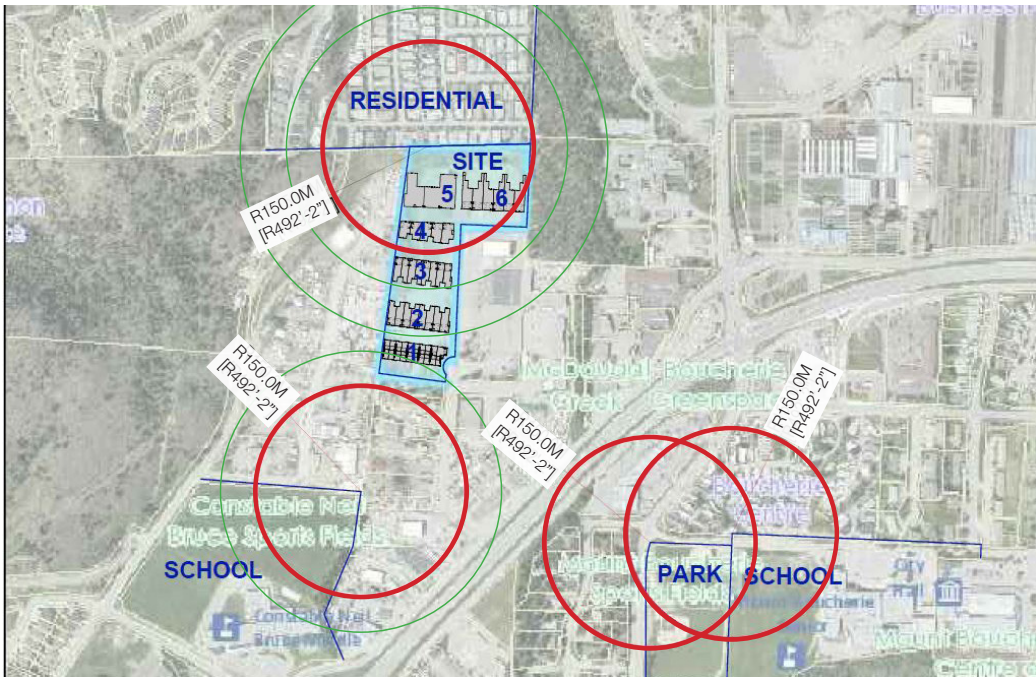
## ZONING

### Light Industrial (I-1)

Allowable uses permitted to accommodate light industrial uses and associated uses are:

- Cannabis production facility\*, warehouse, distribution, commercial storage, service commercial, heavy equipment sales, rental and repair, brewery, distillery or meadery, contractor service, office, outdoor storage

*\*Must be a licensed producer under Part 1 of the Federal Regulations. Cannabis facilities are prohibited on every parcel except in zones that expressly permit that use. Cannabis sales facilities are prohibited on every parcel, and for certainty, where the distribution of cannabis is permitted, distribution must not be by retail sale to customers at the premises. The use of any land, building or structure for the growing, production, processing, destruction, storage or distribution of cannabis, but does not include the retail sale of cannabis.*



- < 150m radius distance from residential, park, and school
- > 150m radius distance from residential, park, and school



# West Kelowna INDUSTRIAL PARK

## The Location

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.



**7 MIN**  
TO DOWNTOWN  
WEST

**11 MIN**  
TO DOWNTOWN  
KELOWNA

**25 MIN**  
TO KELOWNA  
INT'L AIRPORT

**4 HRS**  
TO VANCOUVER

**7 HRS**  
TO CALGARY

## 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 1,400 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.

## 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

### STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

### ROYAL LEPAGE KELOWNA

250.808.8101

stevelaursen@royallepage.com

### CHRIS MACCAULEY

PERSONAL REAL ESTATE CORPORATION

### CBRE LIMITED

604.662.5190

chris.maccauley@cbre.com



CBRE Limited | 1021 West Hastings Street | Suite 2500 | Vancouver, BC V6E 0C3

This disclaimer shall apply to CBRE Limited and Royal LePage, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.