

FOR SALE

West Kelowna
INDUSTRIAL PARK
2648 KYLE ROAD

**OPPORTUNITY TO OWN BEST-IN-CLASS
INDUSTRIAL SPACE**



INDUSTRIALBYDENCITI.CA

FOR MORE INFORMATION, PLEASE CONTACT

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The Project

West Kelowna Industrial Park is a multi-phase development situated on 10 acres of land that provides a rare and well located industrial ownership opportunity for business owners. The project consists of three buildings totaling 116,000 square feet and 5.8 acres of land that will be able to accommodate medium to large uses up to 200,000 square feet.

Building on the early success of the development, the remaining phases provide various options to meet the needs of your growing business. The project provides the investment growth opportunities in the space you want.



7 MIN
TO DOWNTOWN
WEST KELOWNA

11 MIN
TO DOWNTOWN
KELOWNA

25 MIN
TO KELOWNA
INT'L AIRPORT

4 HRS
TO VANCOUVER

7 HRS
TO CALGARY

West Kelowna INDUSTRIAL PARK

Nearby

BUSINESSES & AMENITIES

- 1 BIG O TIRES
- 2 BURSCO LANDSCAPE CENTRE
- 3 BOYD AUTOBODY & GLASS
- 4 CRYSTAL GLASS
- 5 NAPA AUTO PARTS
- 6 WESTSIDE CENTRE
- 7 PETRO CANADA
- 8 SUPER 8 HOTEL
- 9 TRAVELAND RV

The Location

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

The development is the first point of entry into the Central Okanagan, just minutes from the Okanagan Connector Interchange.

The park provides easy access to Highway 97 with two strategic intersections at Daimler Road and Bartley Road and its center ice location is minutes from shops and services in both West Kelowna and Kelowna.



FLEXIBLE SPACE

For Business &
Personal

The third phase of the project provides the exceptional opportunity to purchase flexible and functional spaces for personal and business use. Building 3 will accommodate spaces ranging from 2,774 square feet to a total 39,860 square feet.

SPECIFICATIONS

CLEAR HEIGHT
24'

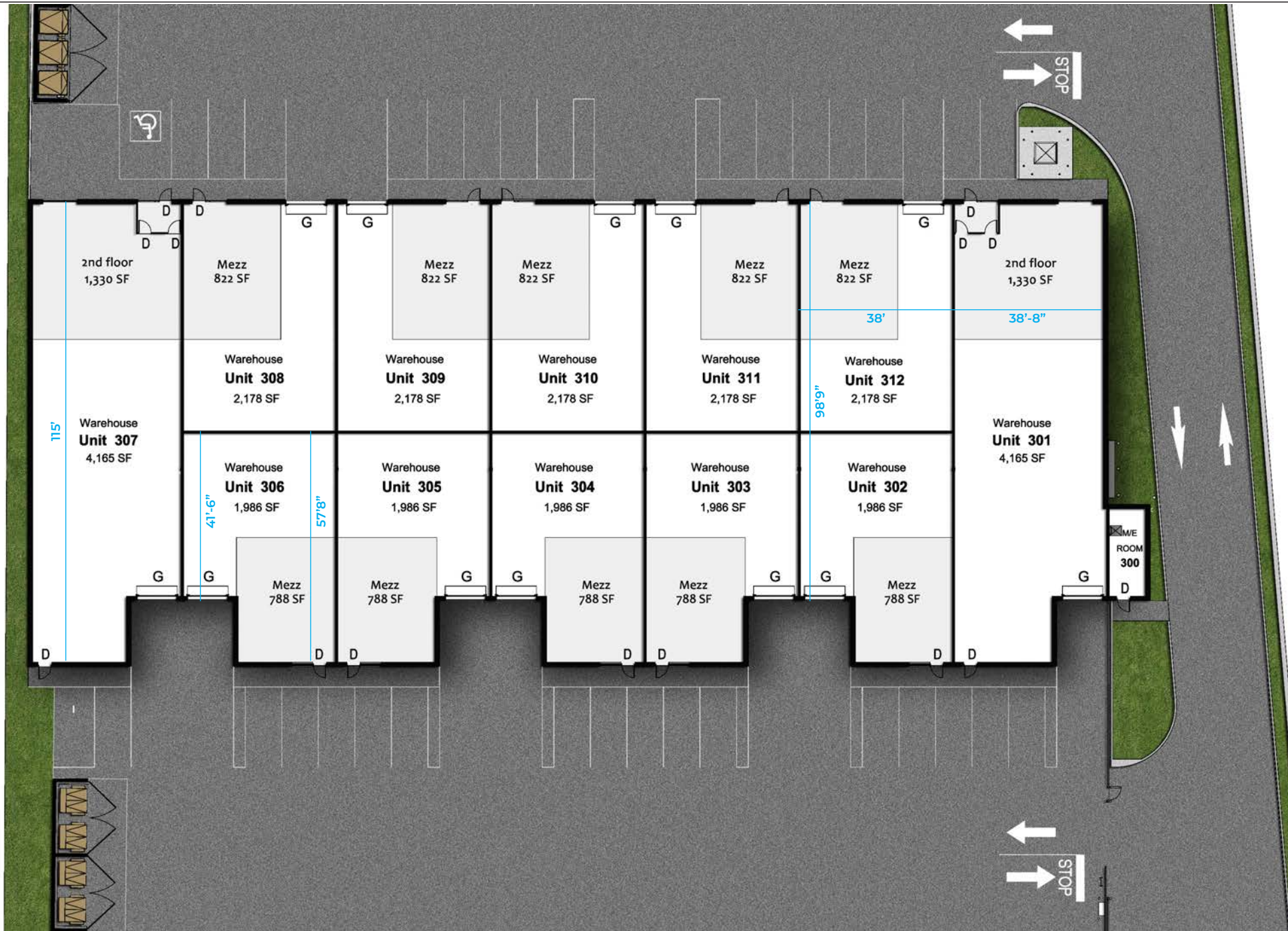
LOADING
10' x 12' grade door

POWER - UNIT
100 & 200 AMP 3 Phase 600V

MEZZANINE
Built-in flex second floor area

SPRINKLER SYSTEM
ESFR rated

LIGHTING
LED



UNIT	301	302	303	304	305	306
GROUND FLOOR	4,165	1,986	1,986	1,986	1,986	1,986
SECOND FLOOR/ MEZZANINE	1,330	788	788	788	788	788
TOTAL SF	5,495	2,774	2,774	2,774	2,774	2,774

UNIT	307	308	309	310	310	312
GROUND FLOOR	4,165	2,178	2,178	2,178	2,178	2,178
SECOND FLOOR/ MEZZANINE	1,330	822	822	822	822	822
TOTAL SF	5,495	3,000	3,000	3,000	3,000	3,000

ZONING

Light Industrial (I-1)

PERMITTED USES

Warehouse, distribution, commercial storage, service commercial, heavy equipment sales, rental and repair, brewery, distillery or meadery, contractor service, office, outdoor storage

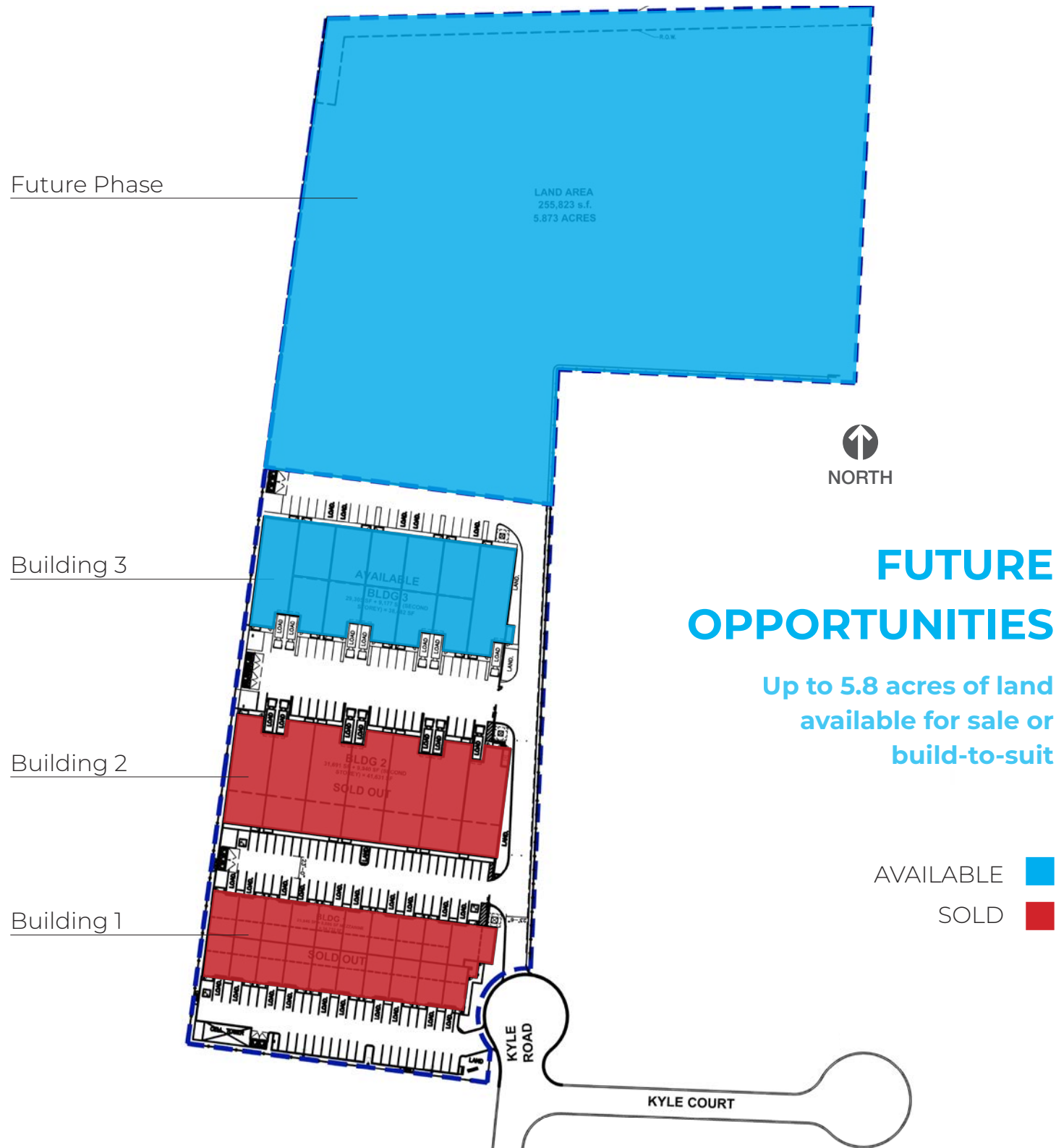
OCCUPANCY

Q3 2021

PRICING

Starting \$265 PSF

D = Access Door G = Grade Loading



Construction Progress
APRIL 2020 | BUILDING 1 & 2



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.



DENCITI.CA

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.

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

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WEST KELOWNA INDUSTRIAL PARK

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WEBSITE

INDUSTRIALBYDENCITI.CA

Industrial

BY



DENCITI

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