

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**

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**Industrial**

BY

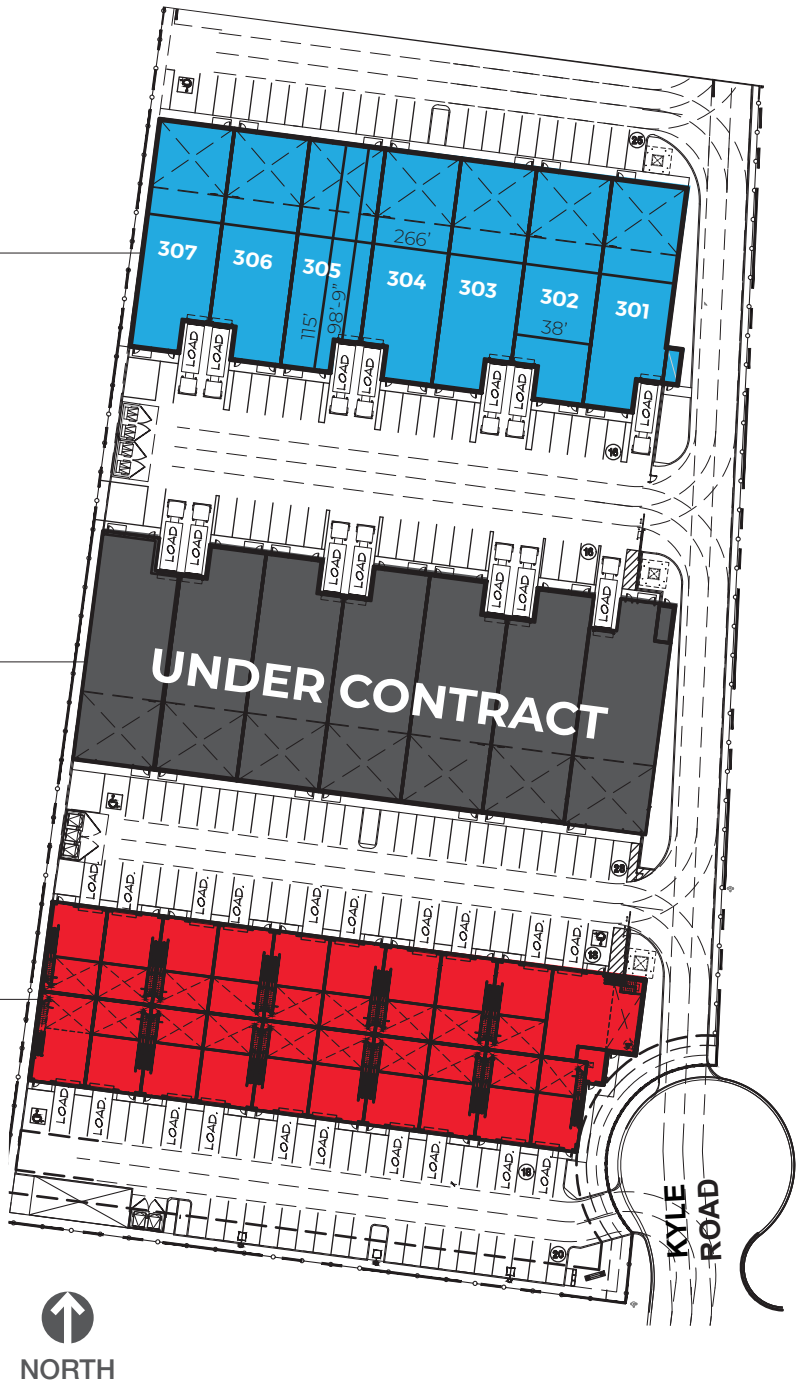
**DENCITI**

# 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 ■  
UNDER CONTRACT ■  
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
TOTAL SF	5,465	5,465	5,465	5,465	5,465	5,465	5,465
PRICE	\$1,448,225	\$1,448,225	\$1,448,225	\$1,448,225	\$1,448,225	\$1,448,225	\$1,448,225

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

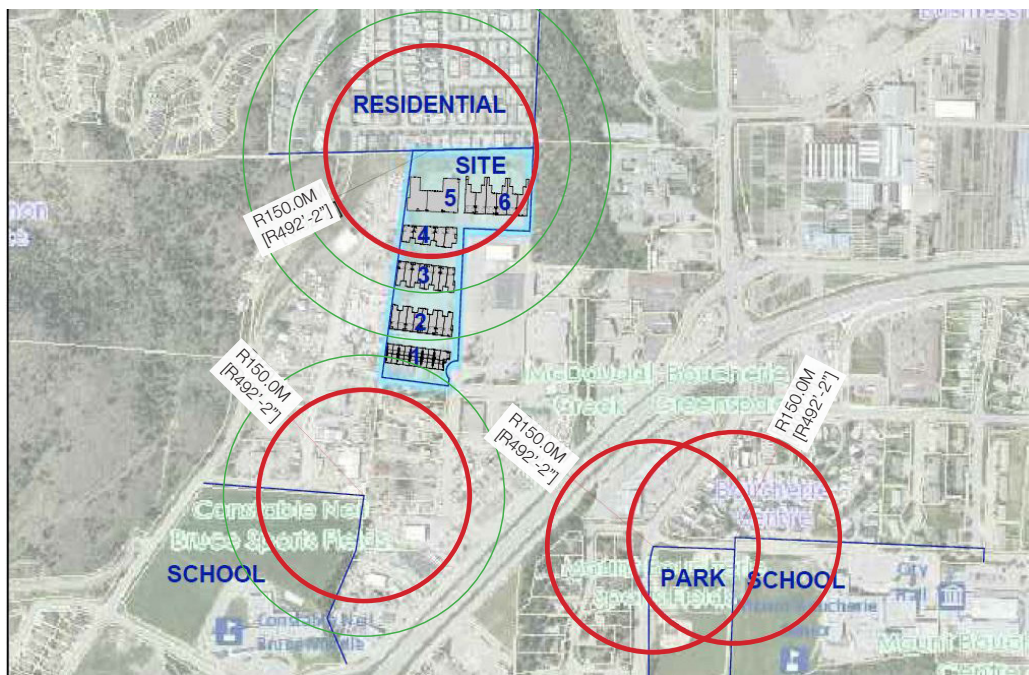
## ZONING

### 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.

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