# FOR LEASE



# 3,143 - 6,286 SF BRAND NEW INDUSTRIAL WAREHOUSE AND OFFICE SPACE

109 & 110 1645 DILWORTH DRIVE, KELOWNA BC



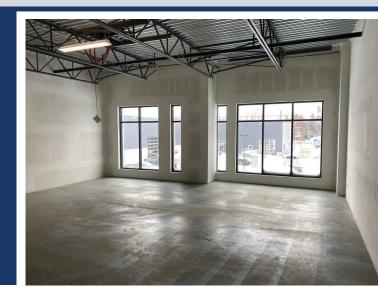
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## 109 & 110 1645 DILWORTH DRIVE, KELOWNA BC

Opportunity to lease brand new turn key office/ warehouse space at the newly completed IntraUrban development, located in the centre of Kelowna. Upon occupancy the Landlords will provide a painted space, completed office and showroom space with an additional washroom in the mezzanine area. Office and showroom space to be completed to an open plan.



### **3,143 - 6,286 SQUARE FEET**

#### **FEATURES IN EACH UNIT**

- · 24' clear
- · 200 amp 3 phase electrical in each unit
- 1 2 piece handicap accessible washroom on the main floor
- · 1 2 piece washroom in the mezzanine area
- · Lighting to an open office and warehouse plan
- · HVAC in mezzanine area
- 12x14' electric overhead door
- · 3 parking stalls per unit
- 64 visitor parking stalls on site
- I2 General Industrial zoning
- Units may be leased separately or combined



