

# FOR LEASE

1,410 SF - 34,575 SF



## BUILDING 1 - 2648 KYLE ROAD WEST KELOWNA, BC

OPPORTUNITY TO LEASE 1,410 SF TO 34,575 SF  
BRAND NEW INDUSTRIAL FACILITY

AVAILABLE AUGUST 2020

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# BUILDING 1 - 2648 KYLE ROAD

## THE OPPORTUNITY

2648 Kyle Road is West Kelowna's first opportunity to occupy brand new industrial space since 2018. The project is designed to accommodate tenancies from 1,410 sf up to 34,575 sf, providing a rare opportunity for small and medium sized businesses to tailor space to their needs. Units of all sizes include grade loading doors and open concept mezzanines.

## THE LOCATION

The development is the first point of entry to the Central Okanagan, ideally located just off Highway 97 in West Kelowna's industrial area. Access to two strategic intersections at Daimler Road and Bartley Road make Kyle Road an attractive location, only minutes away from shops and services.





# NEAR BY BUSINESSES & AMENITIES

1. BIG O TIRES
2. BURNCO LANDSCAPE CENTRE
3. BOYD AUTOBODY & GLASS
4. CRYSTAL GLASS
5. NAPA AUTO PARTS

6. BYLANDS GARDEN CENTRE
7. WESTSIDE CENTRE
8. PETRO CANADA
9. SUPER 8 HOTEL
10. TRAVELAND RV



**7 MIN**  
TO DOWNTOWN  
WEST KELOWNA

**11 MIN**  
TO DOWNTOWN  
KELOWNA

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

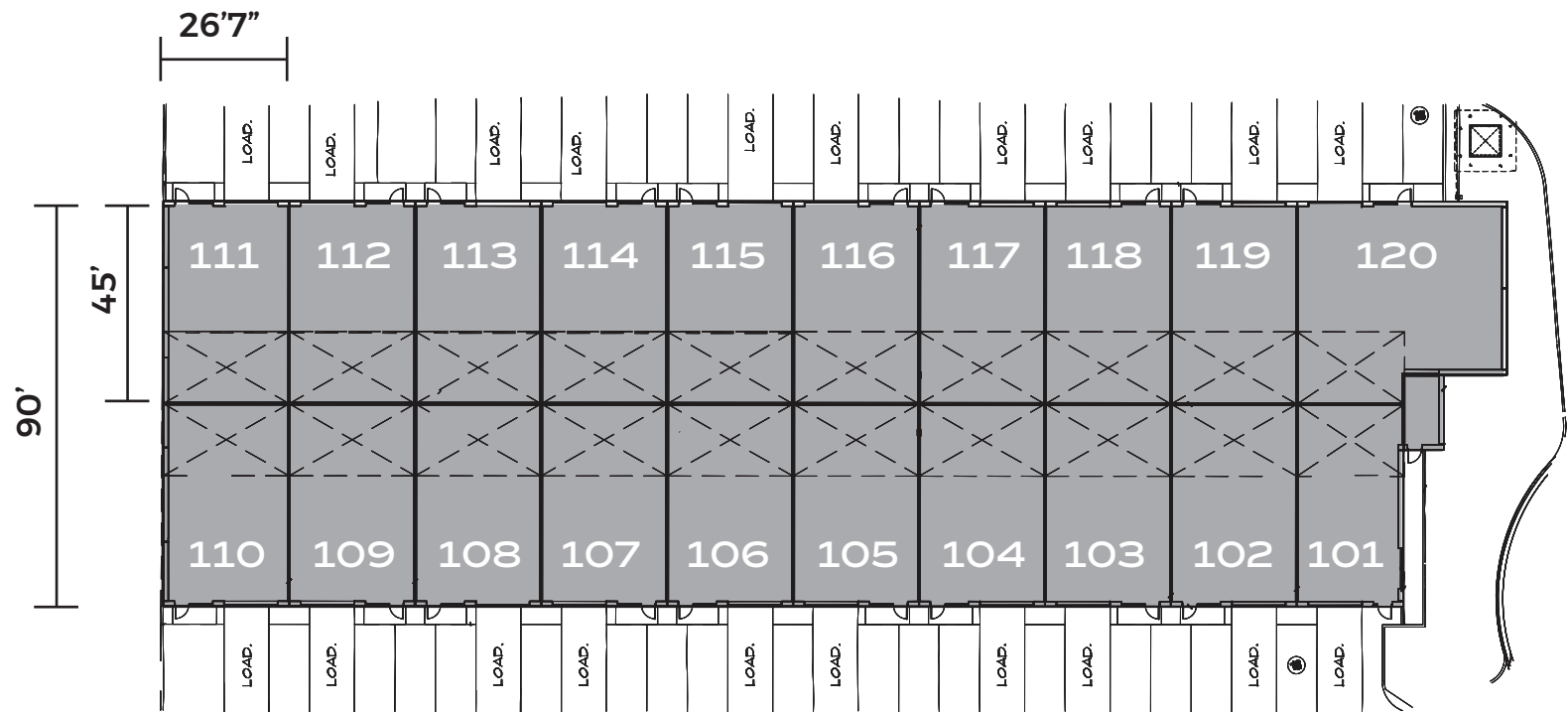
**4 HRS**  
TO VANCOUVER

**7 HRS**  
TO CALGARY





# BUILDING 1: 1,410 - 34,575 SF AVAILABLE



Not to scale.

UNITS MAY BE COMBINED UP TO 34,575 SF WITH DRIVE THROUGH CAPABILITIES

UNIT	101	102	103	104	105	106	107	108	109	110
GROUND FLOOR	1,055	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259
SECOND FLOOR	355	452	452	452	452	452	452	452	452	441
TOTAL SF	1,410	1,711	1,711	1,711	1,711	1,711	1,711	1,711	1,711	1,700

UNIT	111	112	113	114	115	116	117	118	119	120
GROUND FLOOR	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,894
SECOND FLOOR	441	452	452	452	452	452	452	452	452	495
TOTAL SF	1,700	1,711	1,711	1,711	1,711	1,711	1,711	1,711	1,711	2,389

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

# BUILDING SPECIFICATIONS

## CLEAR HEIGHT

24'

## WAREHOUSE

Warehouse lighting installed  
Gas fired unit heaters

## MEZZANINE

Open mezzanine space installed

## FLOOR LOAD

Main floor load of 300lb per sq. ft.  
Mezzanine load of 100lb per sq. ft.

## POWER

100 AMP 3 Phase 120/208 power

## LOADING

12' x 14' grade load door

## ZONING:

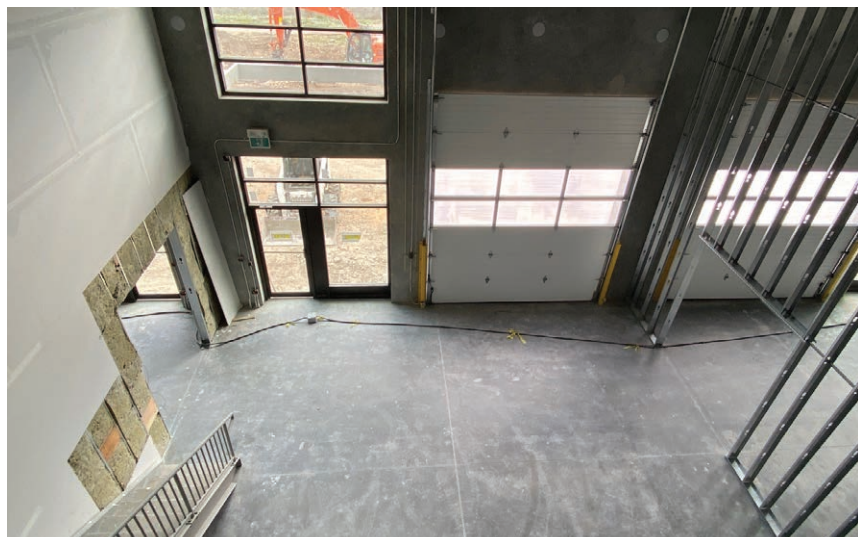
I1 General Industrial

## NET LEASE RATE:

\$13.00

## OCCUPANCY

August 2020



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## BUILDING 1 - 2648 KYLE ROAD WEST KELOWNA, BC



FOR MORE INFORMATION, PLEASE CONTACT

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# CBRE