



**BUILDING 1**  
**2648 KYLE ROAD**

**OPPORTUNITY TO LEASE**  
**1,700 - 29,076 SF**  
**BRAND NEW INDUSTRIAL FACILITY**

**STEVE LAURSEN**  
PERSONAL REAL ESTATE CORPORATION  
INDUSTRIAL COMMERCIAL INVESTMENT REAL ESTATE

**TRAVIS BLANLEIL**  
SALES REPRESENTATIVE



# BUILDING 1

## 2648 KYLE ROAD



## THE OPPORTUNITY

West Kelowna's first opportunity to occupy brand new industrial space since 2018. 2648 Kyle Road gives small and medium sized businesses the opportunity to tailor their footprint to their needs with bay sizes from 1,410 sf up to a contiguous 34,575 sf. All units include a 12' x 14' grade loading door and open concept mezzanines.

## PROPERTY DETAILS



### MUNICIPAL ADDRESS

2648 Kyle Road  
West Kelowna, BC



### CLEAR HEIGHT

24'



### WAREHOUSE

Warehouse lighting installed  
Gas fired unit heaters



### MEZZANINE

Concrete 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 in each unit



### ZONING:

I1 General Industrial



### NET LEASE RATE:

\$13.00



### OCCUPANCY

Immediate



# NEAR BY BUSINESSES & AMENITIES

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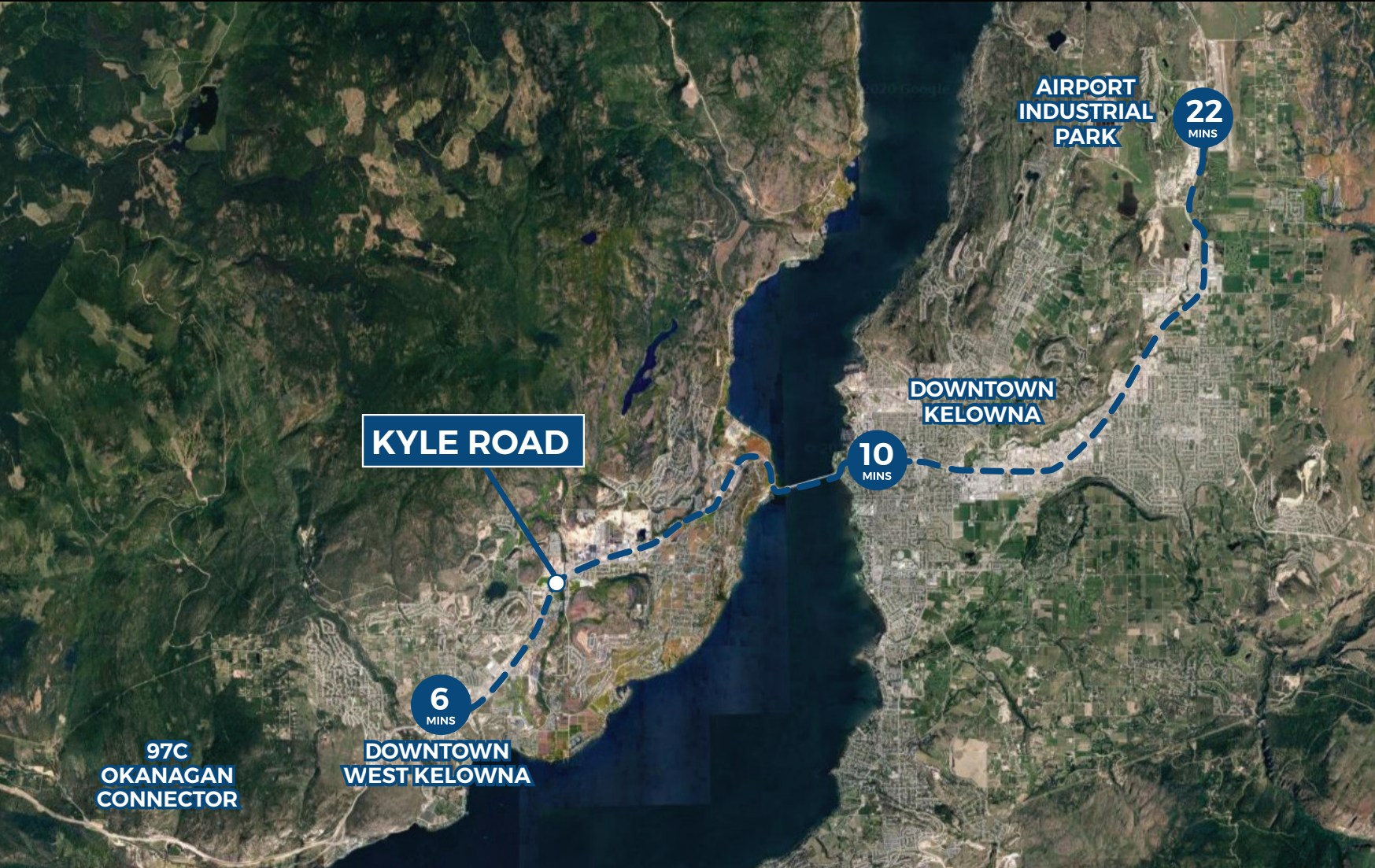


1. BIG O TIRES
2. BURNCO LANDSCAPE CENTRE
3. BOYD AUTOBODY & GLASS
4. CRYSTAL GLASS
5. NAPA AUTO PARTS
6. BYLANDS GARDEN CENTRE
7. WESTSIDE CENTRE
8. PETRO CANADA
9. SUPER 8 HOTEL
10. TRAVELAND RV



# LOCATION OVERVIEW

The development is conveniently located just 10 minutes from Downtown Kelowna and 6 minutes from Downtown Westbank. Ideally located just off of Highway 97 between two major intersections in the up and coming industrial area of West Kelowna. West Kelowna is the first point of entry to the Okanagan from Metro Vancouver via the Okanagan Connector, which is just minutes away from Kyle Road.



# WHY WEST KELOWNA?

- Population growth
- Community driven
- Cost effective
- Opportunity to expand
- First point of entry from Metro Vancouver

# DRIVE TIMES

 **6 MIN**  
TO DOWNTOWN  
WEST KELOWNA

**10 MIN**  
TO DOWNTOWN  
KELOWNA

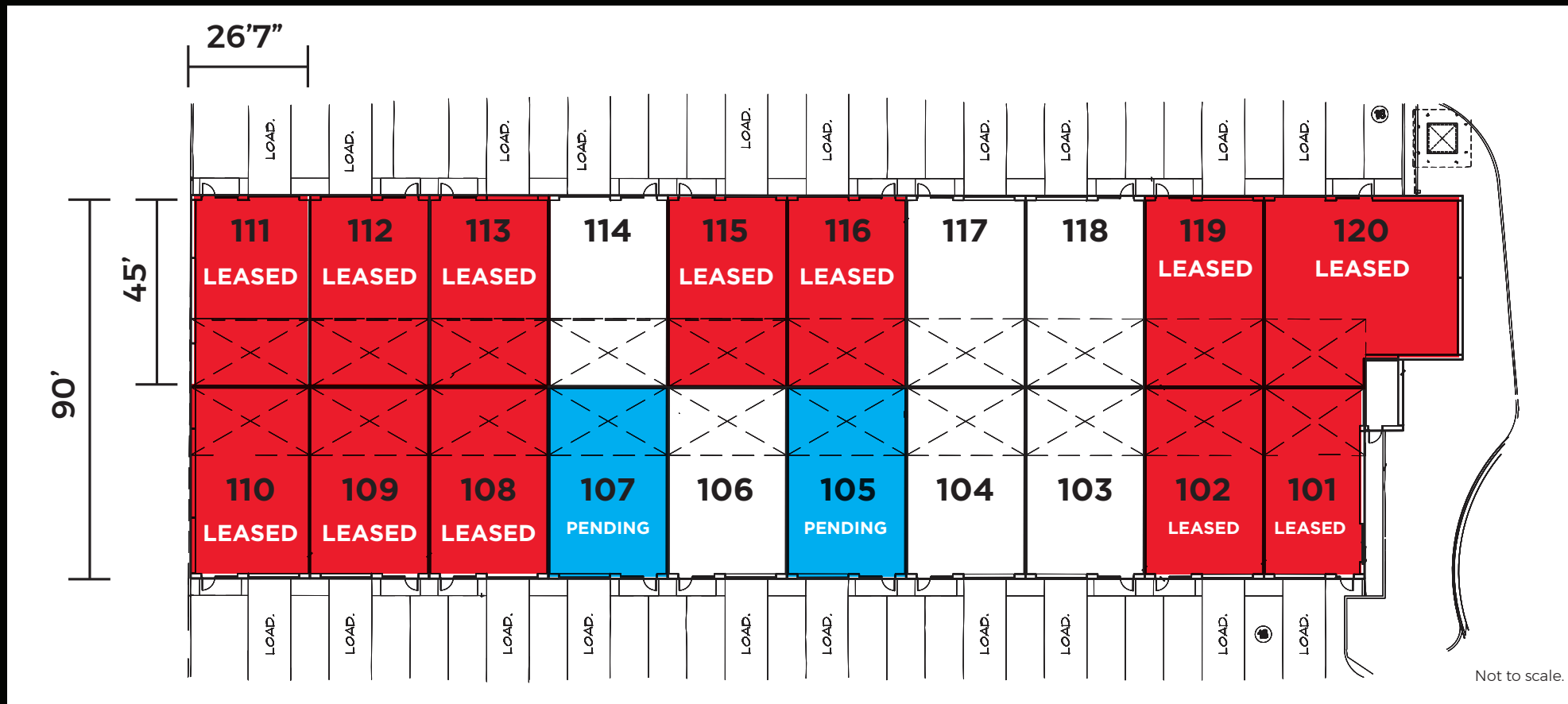
**22 MIN**  
TO KELOWNA  
INT'L AIRPORT

**4 HRS**  
TO VANCOUVER

**7 HRS**  
TO CALGARY

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

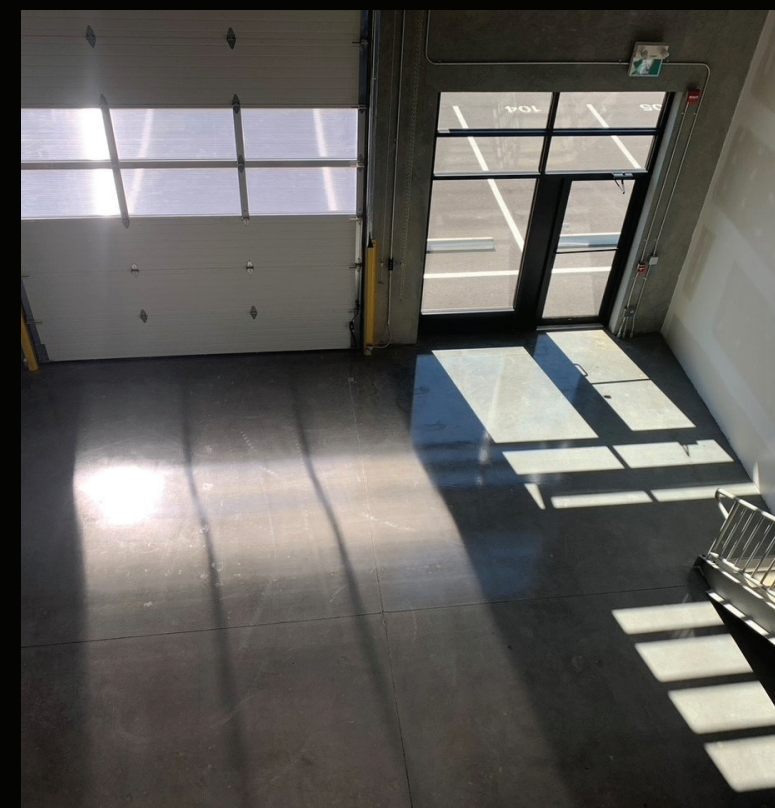
UNIT	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120
GROUND FLOOR	1,055	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,894
SECOND FLOOR	355	452	452	452	452	452	452	452	452	441	441	452	452	452	452	452	452	452	452	495
<b>TOTAL SF</b>	<b>1,410</b>	<b>1,711</b>	<b>1,711</b>	<b>1,711</b>	<b>1,711</b>	<b>1,711</b>	<b>1,711</b>	<b>1,711</b>	<b>1,711</b>	<b>1,700</b>	<b>1,700</b>	<b>1,711</b>	<b>1,711</b>	<b>1,711</b>	<b>1,711</b>	<b>1,711</b>	<b>1,711</b>	<b>1,711</b>	<b>1,711</b>	<b>2,389</b>



Units may be combined for more square footage with drive through capabilities



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# CONTACT

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