

OPPORTUNITY TO LEASE 1,711 - 6,844 SF BRAND NEW INDUSTRIAL FACILITY

STEVE LAURSEN ERSONAL REAL ESTATE CORPORATION

NDLISTRIAL COMMERCIAL INVESTMENT DEAL ESTATE

TRAVIS BLANLEIL

SALES REPRESENTATIVE



#### 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

(i) MUNICIPAL ADDRESS

2648 Kyle Road West Kelowna, BC

CLEAR HEIGHT

**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:

Il General Industrial

NET LEASE RATE: \$13.00

OCCUPANCY Immediate

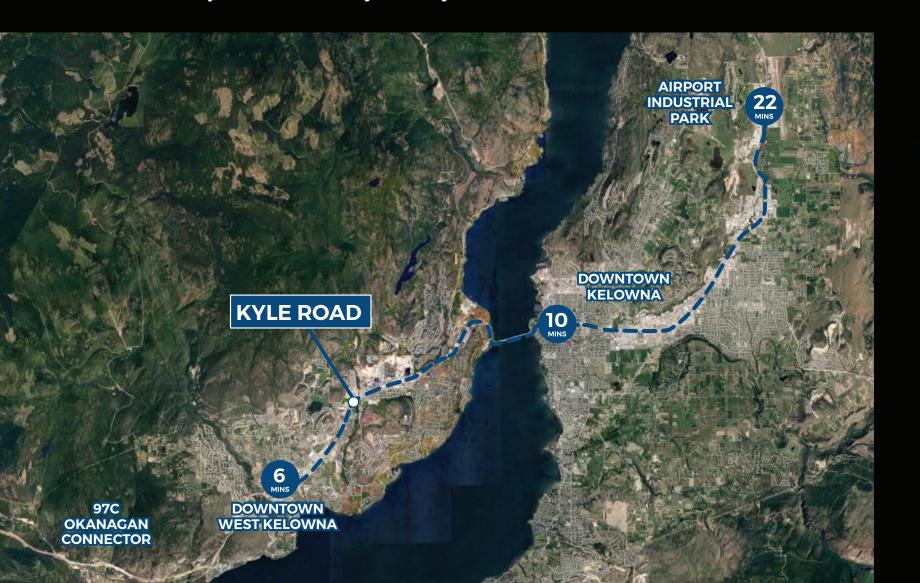
### **NEAR BY BUSINESSES & AMENITIES**





#### **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**



10 MIN
TO DOWNTOWN
KELOWNA

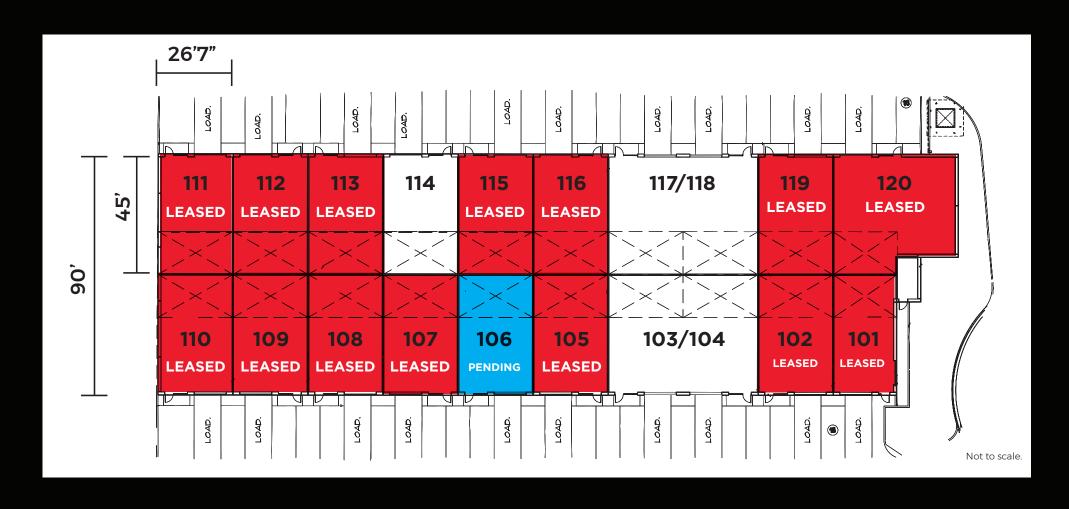
22 MIN
TO KELOWNA

4 HRS
TO VANCOUVER

7 HRS
TO CALGARY

### **BUILDING 1: 1,711 - 6,844 SF AVAILABLE**

| UNIT         | 101   | 102   | 103/104 | 105   | 106   | 107   | 108   | 109   | 110   | m     | 112   | 113   | 114   | 115   | 116   | 117/118 | 119   | 120   |
|--------------|-------|-------|---------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---------|-------|-------|
| GROUND FLOOR | 1,055 | 1,259 | 2,518   | 1,259 | 1,259 | 1,259 | 1,259 | 1,259 | 1,259 | 1,259 | 1,259 | 1,259 | 1,259 | 1,259 | 1,259 | 2,518   | 1,259 | 1,894 |
| SECOND FLOOR | 355   | 452   | 904     | 452   | 452   | 452   | 452   | 452   | 441   | 441   | 452   | 452   | 452   | 452   | 452   | 904     | 452   | 495   |
| TOTAL SF     | 1,410 | 1,711 | 3,422   | 1,711 | 1,711 | 1,711 | 1,711 | 1,711 | 1,700 | 1,700 | 1,711 | 1,711 | 1,711 | 1,711 | 1,711 | 3,422   | 1,711 | 2,389 |





#### **CONTACT**

## BUILDING 1 2648 KYLE ROAD

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**CBRE** 

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