

# FOR LEASE

1,410 SF - 34,575 SF

**AVAILABLE  
IMMEDIATELY**



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

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

**STEVE LAURSEN**  
PERSONAL REAL ESTATE CORPORATION

**ROYAL LEPAGE KELOWNA**  
250.808.8101  
stevelaursen@royallepage.com

**TRAVIS BLANLEIL**  
CBRE LIMITED

250.215.6788  
travis.blanleil@cbre.com

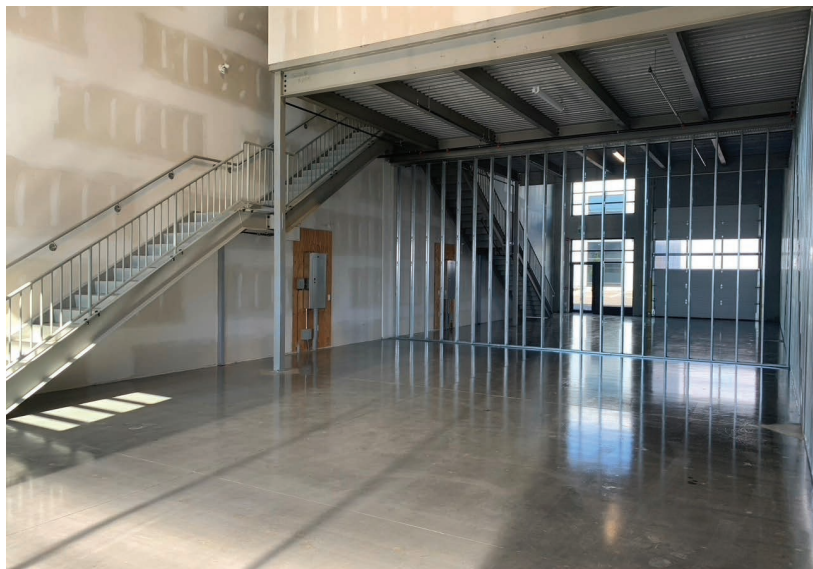
# BUILDING 1 - 2648 KYLE ROAD

## 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.

## THE LOCATION

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.



# 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



# WEST KELOWNA INDUSTRIAL PARK

## WHY WEST KELOWNA?

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



**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



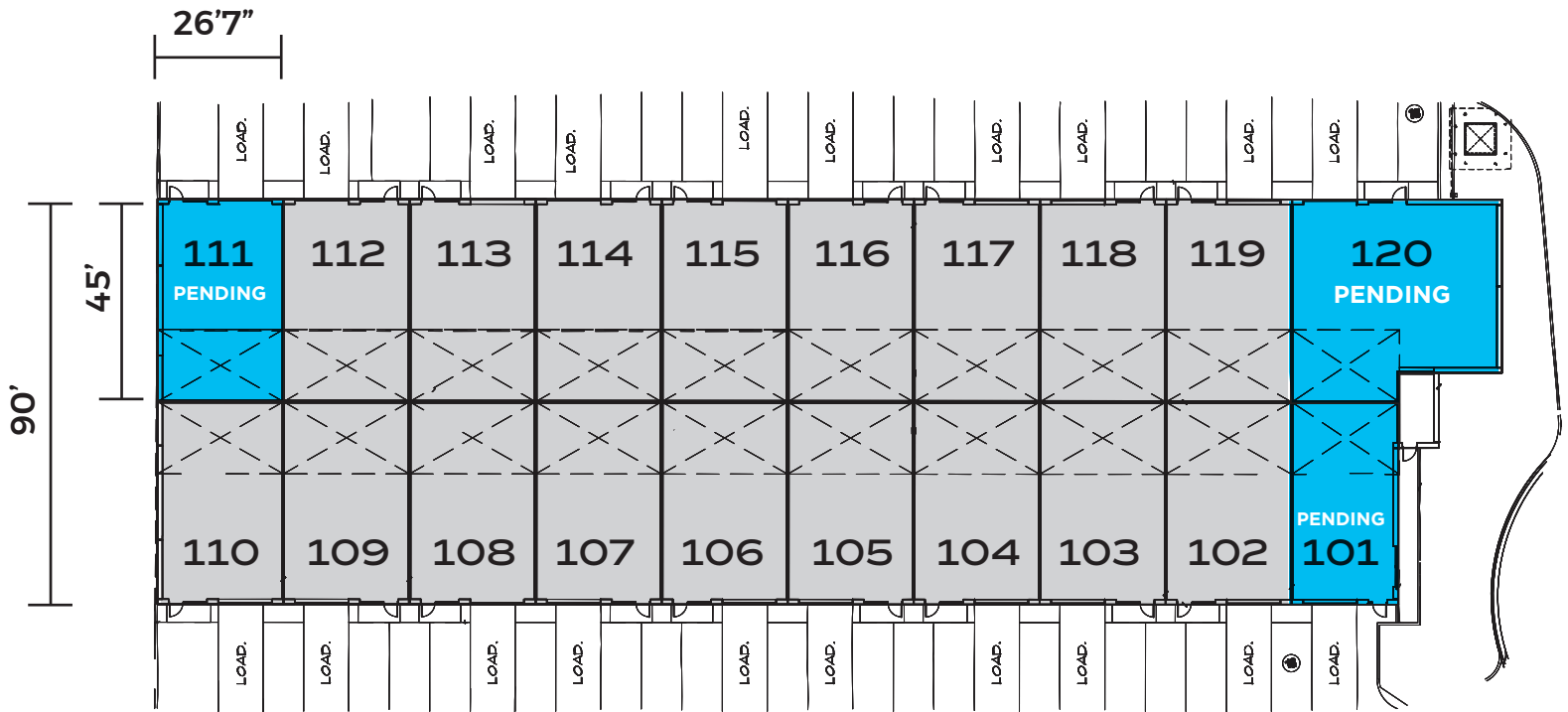
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# BUILDING 1: 1,410 - 34,575 SF AVAILABLE



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   |

| 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     | 1,410 | 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 |

# BUILDING SPECIFICATIONS

## 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:

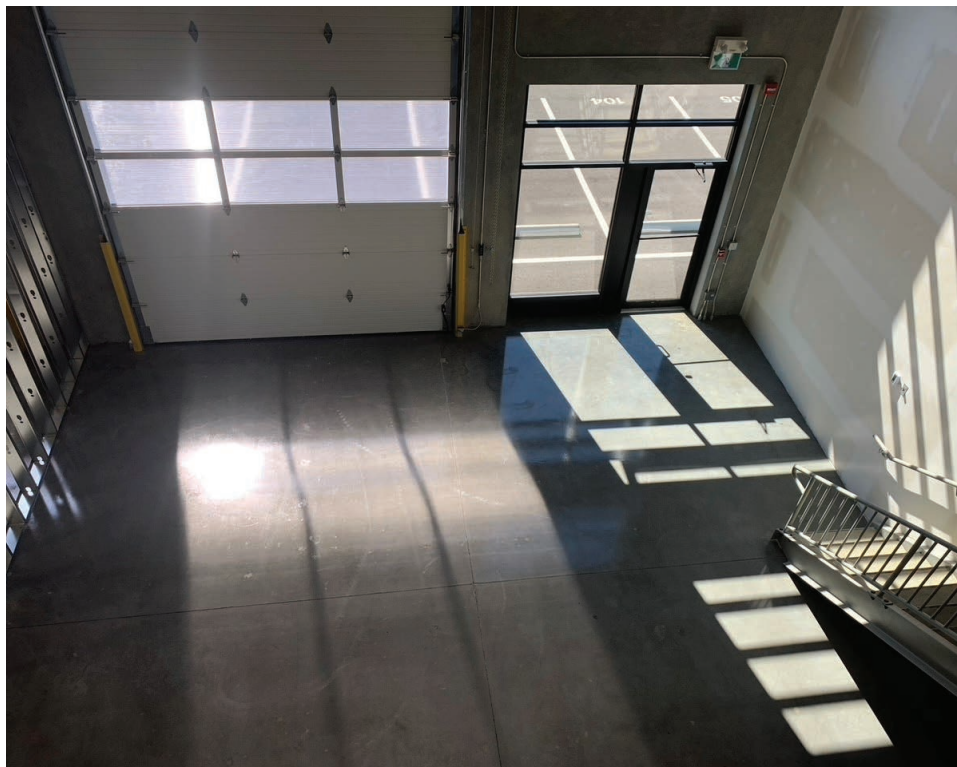
II General Industrial

## NET LEASE RATE:

\$13.00

## OCCUPANCY

Immediate



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**FOR MORE INFORMATION, PLEASE CONTACT**

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