

2540 ENTERPRISE



PROJECT BY:



WORMAN

ELEVATED INDUSTRIAL FLEX SPACE FOR LEASE

2.99 ACRES WITH 227' OF FRONTAGE ON ENTERPRISE WAY

2540 ENTERPRISE WAY, KELOWNA BC

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

THE OPPORTUNITY

Worman is excited to “elevate” industrial! This proposed project will add industrial/commercial lease space to this high profile location. “Elevate” means bringing the same keen eye to the architectural design as we do to our other projects. It means thoughtfully expanding and refacing the existing structure to increase its esthetic appeal.

PROPERTY DETAILS



THE OPPORTUNITY

5 commercial units available



MUNICIPAL ADDRESS

2540 Enterprise Way,
Kelowna BC



SITE SIZE

2.99 Acres



BUILDING 1 SIZE

24,905 SF



ZONING

I-2 General Industrial allowing a wide variety of uses including automotive sales and servicing, warehouse sales, equipment rentals and recreational sales



POSSESSION

SPRING 2021



WORMAN

TIMELESS DESIGN. MODERN INNOVATION.
WORMAN DEVELOPMENT.

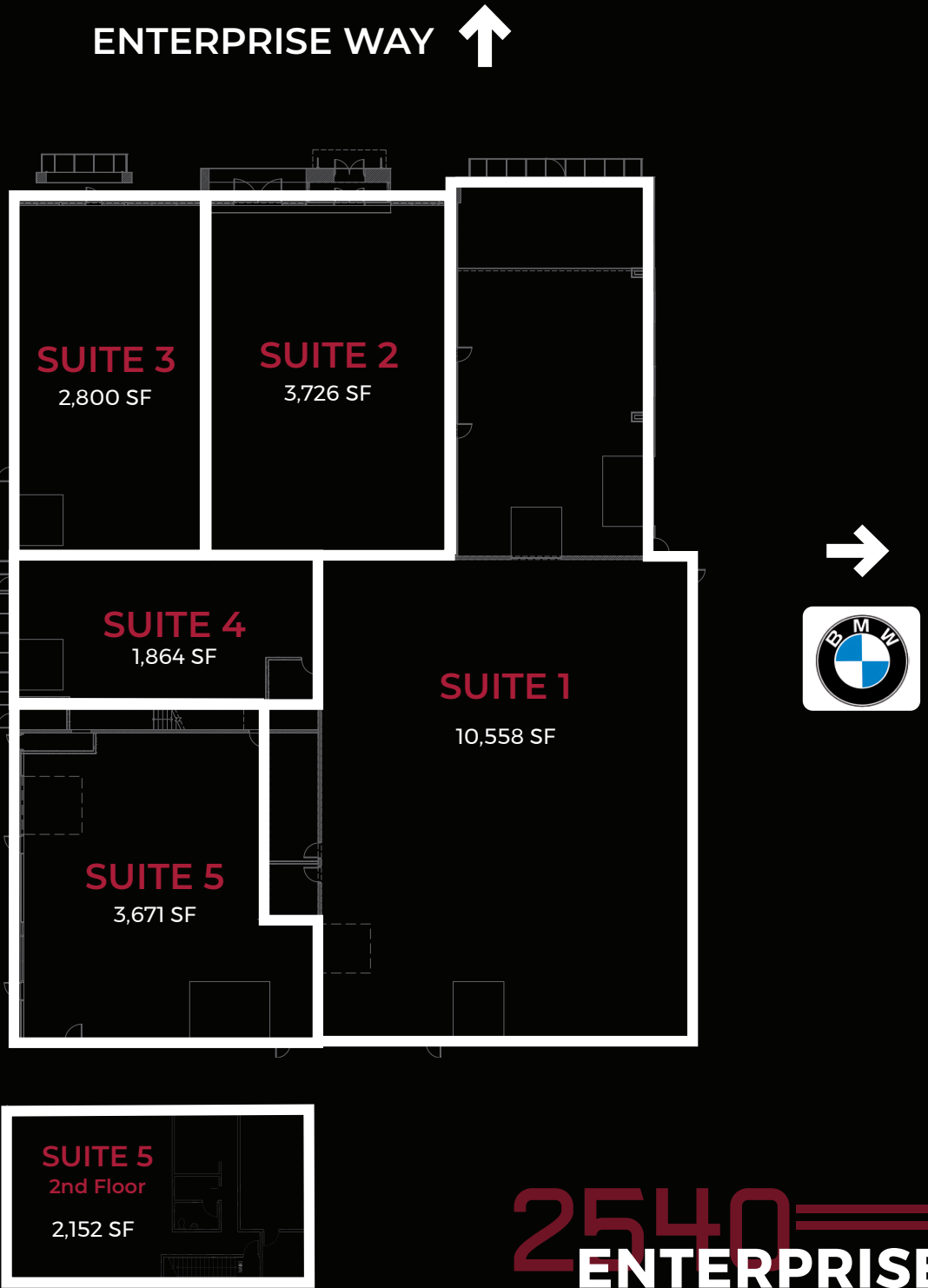
Unless a building has a story to tell, it's not worth building. Since 1992, we have been working tirelessly to set a new standard for modern construction with enduring features that you won't usually find in similar buildings. Everything we do is designed to enhance our community, our neighborhoods, and provide a meaningful experience for those who spend time in our buildings. Worman buildings have a distinct character that is readily recognized and admired. From the overall concept to the finest detail, we approach all of our projects with the same level of purpose and drive for perfection.

ILLUSTRATION: THE ARTS ALLIANCE

BUILDING 1 SITE PLAN

UNIT	LEASEABLE AREA	LEASE RATE
Suite 1	Front End: 3,125 SF Shop Space: 7,433 SF Total: 10,558 SF	\$16
Suite 2	3,726 SF	\$17
Suite 3	2,800 SF	\$18
Suite 4	1,864 SF	\$14
Suite 5	3,671 SF - 1st Floor 2,152 SF - 2nd Floor 5,823 SF Total	\$15

*Suites are combinable for more square footage



SUITE 1 - AUTOMOTIVE SHOP

SQUARE FOOTAGE

- Front End: 3,125 SF
- Shop Space: 7,433 SF
- Total: 10,558 SF

SHOP SPACE

- 11 Service bays
- 8 GIROLIFT 2-post air compressed lifts
- 7 Exhaust fume extractors installed throughout ceiling
- 1 HOFMAN Geoliner 670 wheel alignment system
- 12 Air pressure hoses on reels
- Water drainage throughout shop space
- 2, 10FT tall overhead doors in detail area
- 1, 14FT tall overhead door entrance to shop in rear

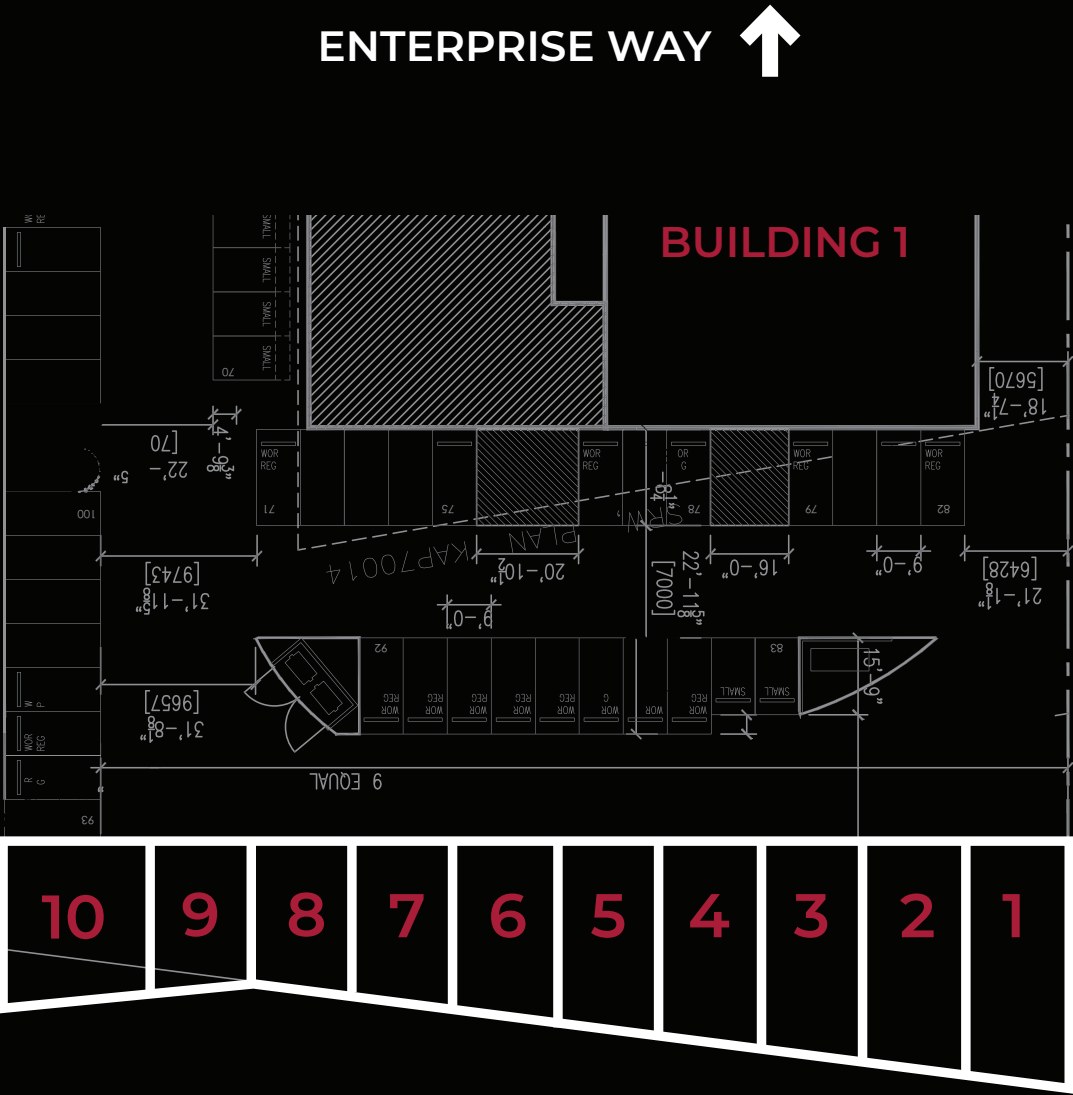


DETAIL BAY



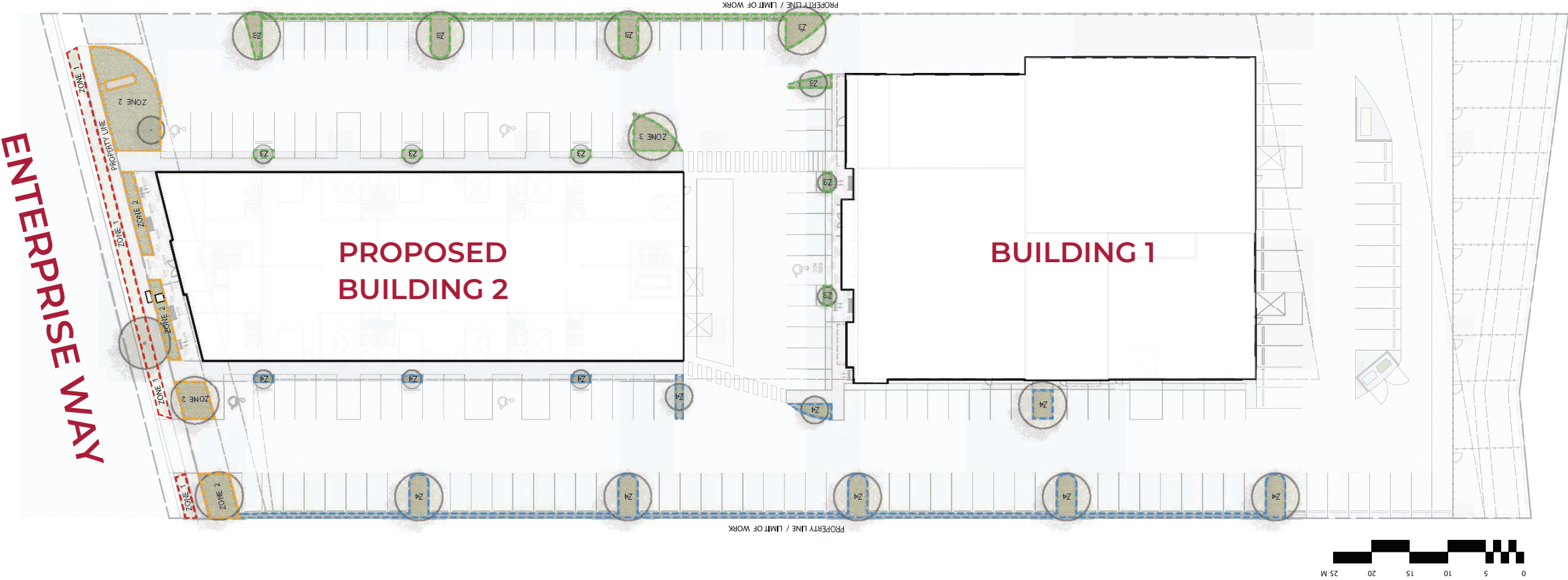
OUTDOOR STORAGE

UNIT	LEASEABLE AREA	MONTHLY LEASE RATE
Unit 1	1,010 SF	\$650
Unit 2	954 SF	\$600
Unit 3	898 SF	\$550
Unit 4	842 SF	\$520
Unit 5	786 SF	\$500
Unit 6	760 SF	\$500
Unit 7	673 SF	\$450
Unit 8	619 SF	\$400
Unit 9	626 SF	\$400
Unit 10	859 SF	\$600



PROPERTY OVERVIEW

2540
ENTERPRISE



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KELOWNA'S RETAIL DISTRICT



COSTCO
WHOLESALE

BEACHCOMBER
Home Leisure

MARSHALL'S
HOME LIVING

CANADIAN
TIRE

FRESH CO
Lowering food prices

Walmart

CARE
DENTAL

CACTUS CLUB CAFE

URBAN
BARN
RIGHT AT HOME

GOLF
TOWN

HOMESENSE

Michaels

Starbucks

THE HOME
DEPOT

BANKS ROAD

ENTERPRISE WAY

HONDA





BMW

SUBJECT
PROPERTY

LOCATION

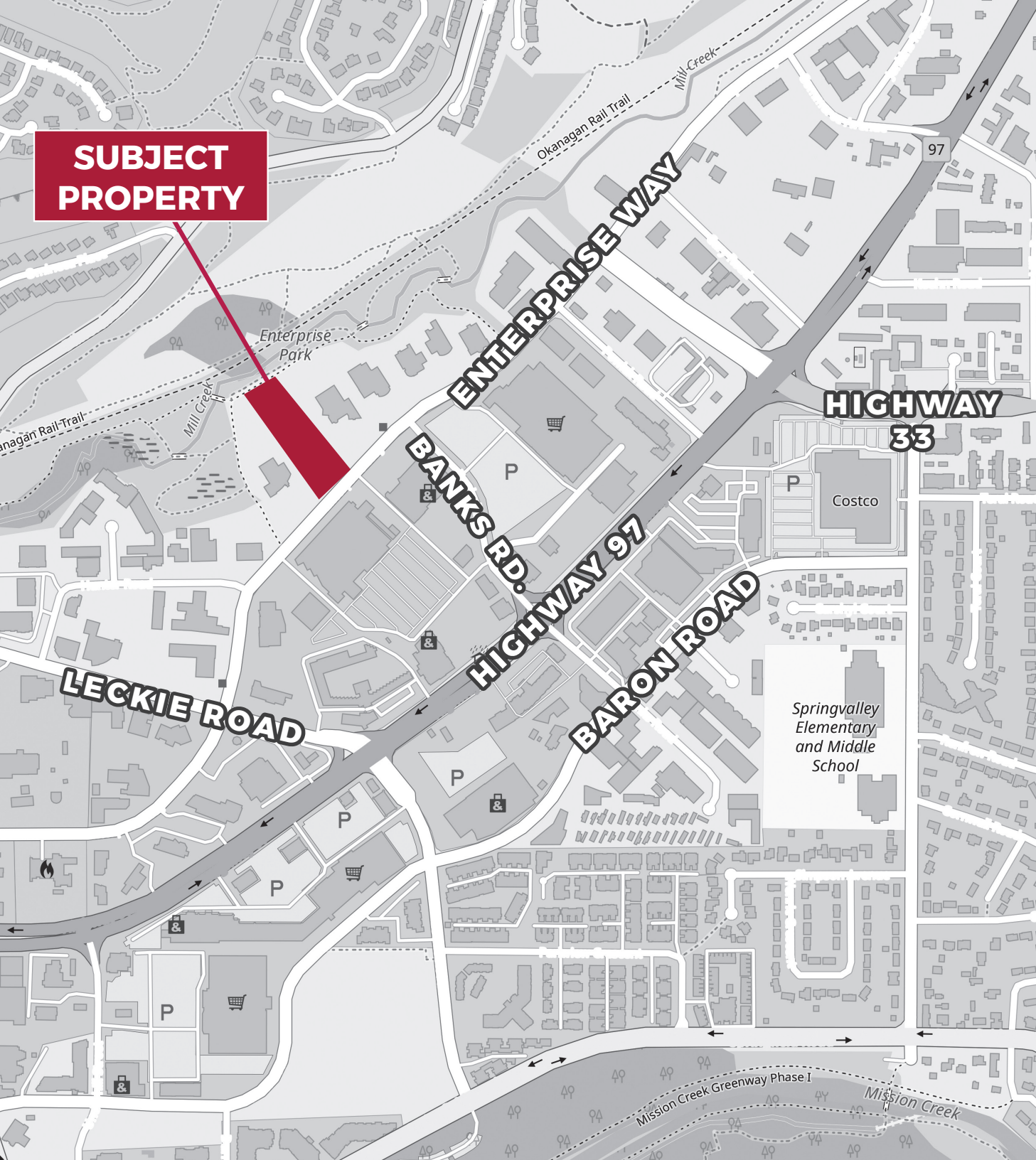
2540 Enterprise Way is situated in the centre of the largest and busiest retail centers in the Okanagan. Neighbouring noteworthy businesses such as Walmart, Home Depot, HomeSense, Starbucks, Cactus Club, and a wide variety of automotive dealerships, brings a remarkable amount of exposure for any business coming to the area.

DEMOGRAPHICS

	POPULATION		HOUSEHOLDS
3 KM - 36,462		3 KM - 16,017	
5 KM - 88,146		5 KM - 38,705	
	AVG. HOUSEHOLD INCOME		AVERAGE AGE
3 KM - \$83,200		3 KM - 42.6	
5 KM - \$85,407		5 KM - 42.8	

TRAFFIC COUNT

 19,000+ VEHICLES PER DAY
(2018 TRAFFIC RECORDS)



CONTACT

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ROYAL LePAGE
COMMERCIAL

2540
ENTERPRISE

Developed by
Worman Commercial



WORMAN

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