



**JIM BAILEY**

**INDUSTRIAL CENTRE**

**INDUSTRIAL UNITS FOR SALE**

**8750 JIM BAILEY CRESCENT, KELOWNA, BC**

**17 UNITS FROM 1,800 - 35,596 SF**

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




## THE OPPORTUNITY

The Jim Bailey Industrial Centre offers an exceptional opportunity to purchase flexible and functional space for business and personal use in the Kelowna North Industrial area. The development will offer spaces ranging from 1,800 square feet to a total 35,596 square feet.


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## PROPERTY DETAILS

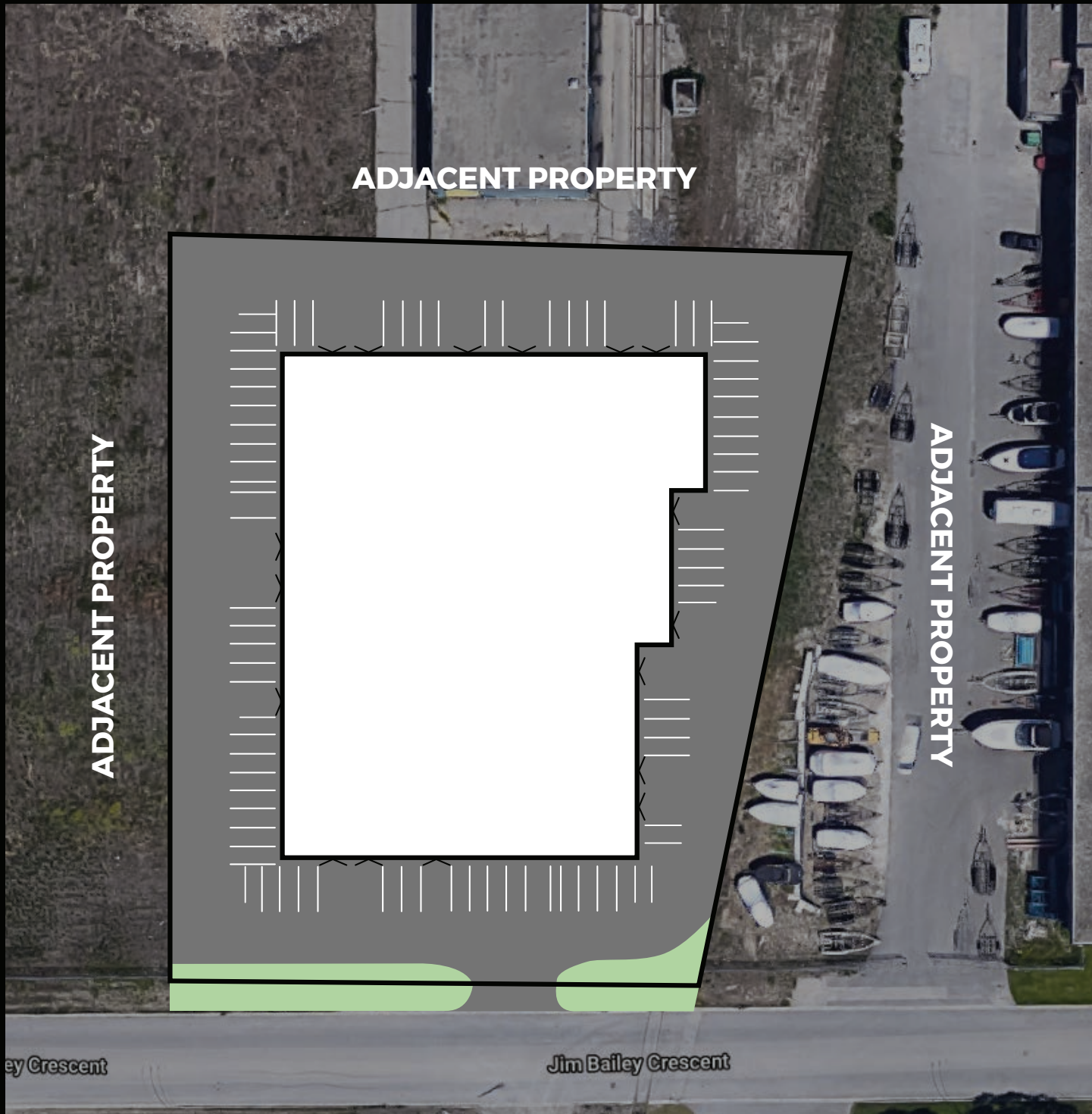
 **MUNICIPAL ADDRESS**  
8750 Jim Bailey Crescent,  
Kelowna, BC

 **BUILDING SIZE**  
17 Commercial Flex units  
from 1,800 - 35,596 SF  
Total building size: 35,596 SF

 **ZONING**  
I3

 **DRIVE TIMES**  
3 minutes to Highway 97  
7 minutes to Kelowna  
International Airport

 **POSSESSION**  
Q4 2021



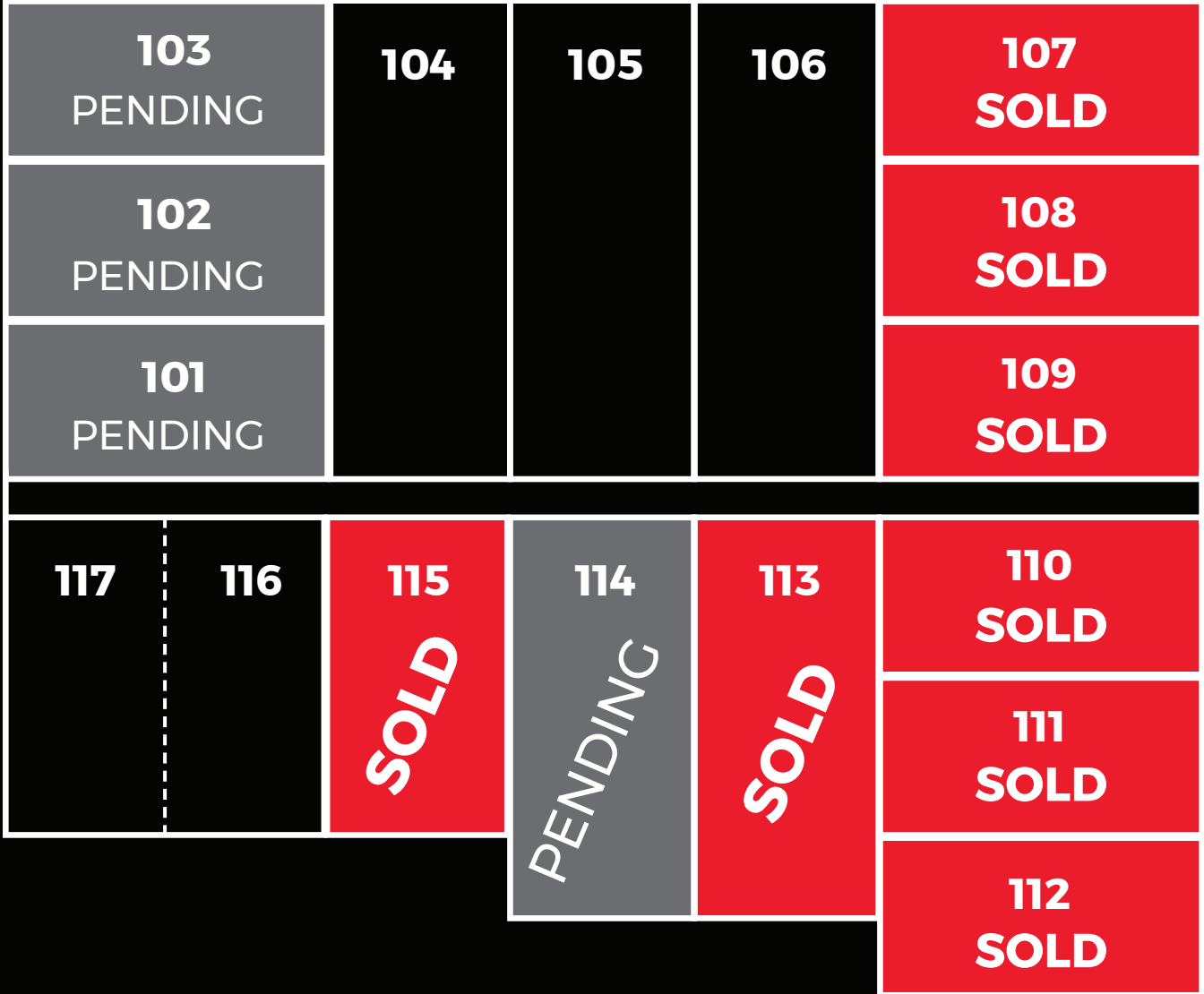
## FEATURES

- 26'6 clear height
- 200 Amp 3 phase 120/208V power
- At-grade loading bays with 14' (H) x 12' OH doors
- 300 lb psf load capacity on the main floor
- Parking: Minimum 2 stalls per unit
- Rough in plumbing for future washrooms provided
- Possession Q4 2021

# FLOOR PLAN

Unit	Sq.ft	Price
101	1,800	PENDING
102	1,800	PENDING
103	1,800	PENDING
104	3,040	\$836,000
105	3,040	\$836,000
106	3,040	\$836,000
107	1,800	<b>SOLD</b>
108	1,800	<b>SOLD</b>
109	1,800	<b>SOLD</b>
110	1,800	<b>SOLD</b>
111	1,800	<b>SOLD</b>
112	1,806	<b>SOLD</b>
113	2,530	<b>SOLD</b>
114	2,536	PENDING
115	2,020	<b>SOLD</b>
116 / 117	3,259	\$945,110

FRONT  
ENTRANCE



Updated July 15, 2021



## LOCATION OVERVIEW

The Kelowna North Industrial Park, previously known for the Hiram Walker distillery and manufacturing area, is one of the fastest growing industrial parks in the Okanagan. With easy access to Highway 97 this area is providing local and national business' operators an opportunity to service the Central and North Okanagan markets with ease.



# CONTACT

## STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

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**INDUSTRIAL**  
**CENTRE**

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