

JIM BAILEY

INDUSTRIAL CENTRE



INDUSTRIAL UNITS FOR SALE

8750 JIM BAILEY CRESCENT, KELOWNA, BC
17 UNITS FROM 1,404 – 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 1,404 square feet to a total 35,596 square feet.

JIM BAILEY
INDUSTRIAL CENTRE

PROPERTY DETAILS



MUNICIPAL ADDRESS

8750 Jim Bailey Crescent,
Kelowna, BC



BUILDING SIZE

17 Commercial Flex units
from 1,404 SF - 35,596 SF
Total building size: 35,596 SF



ZONING

I3



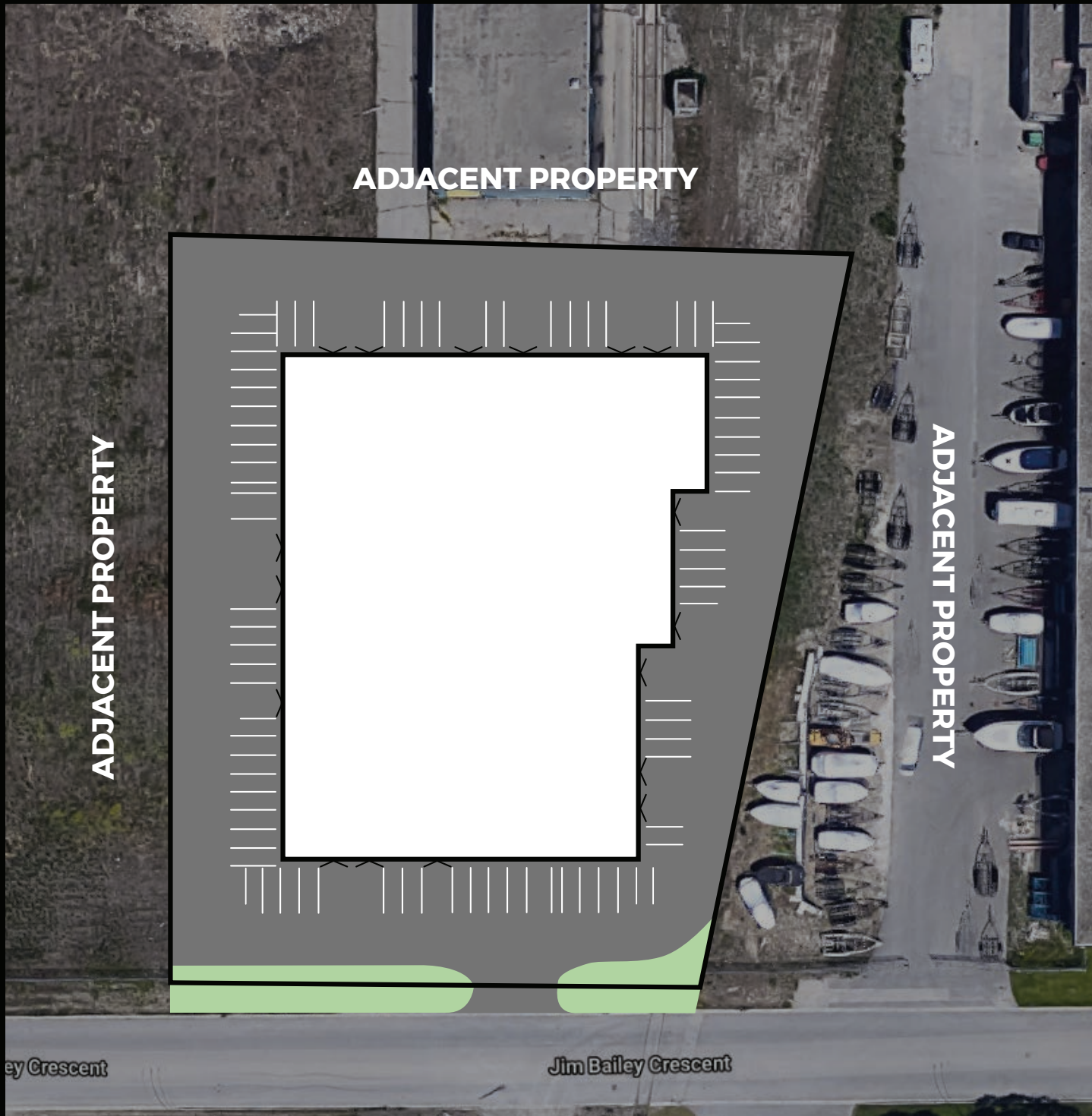
DRIVE TIMES

3 minutes to Highway 97
7 minutes to Kelowna
International Airport



POSSESSION

Q4 2021



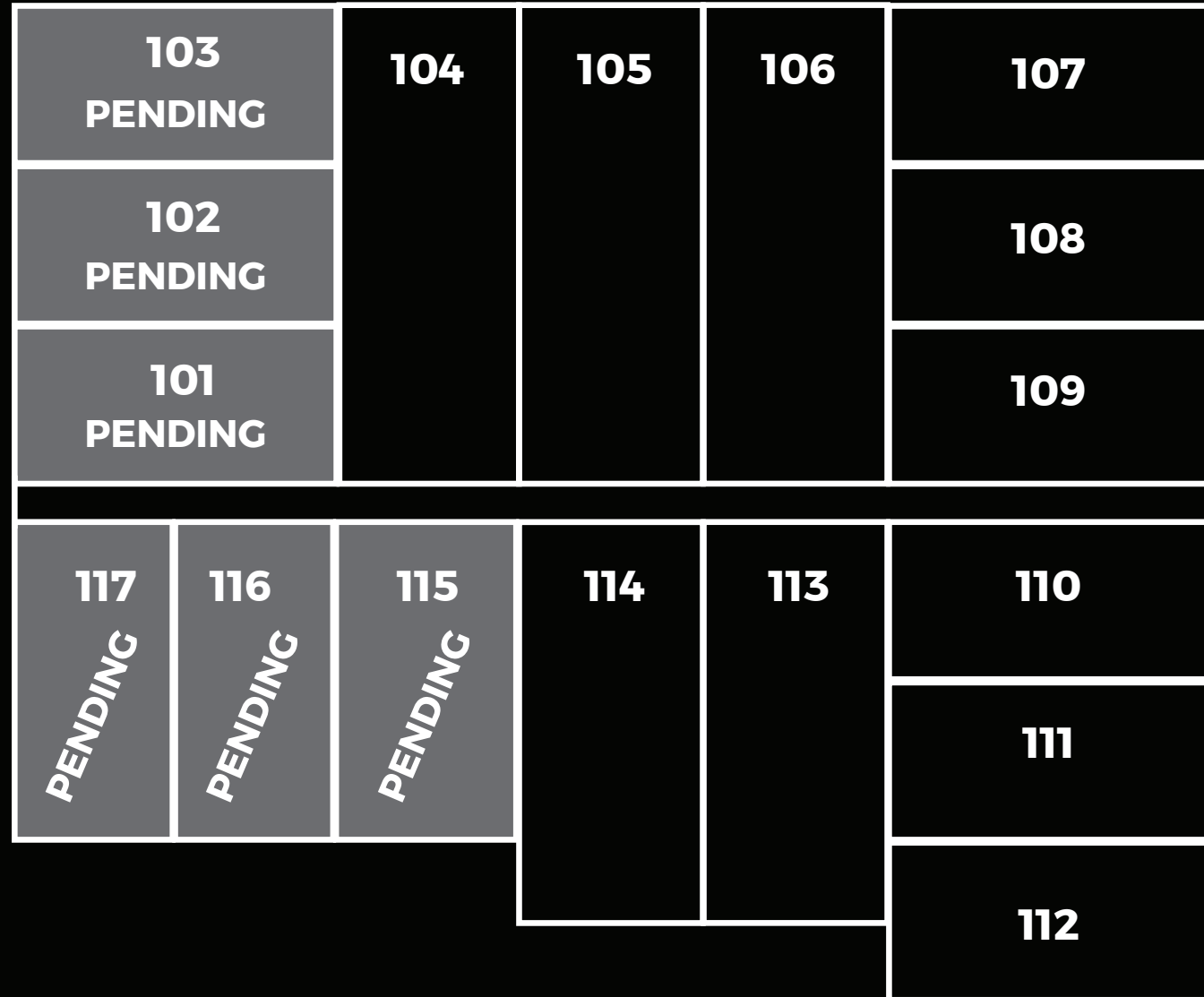
FEATURES

- 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

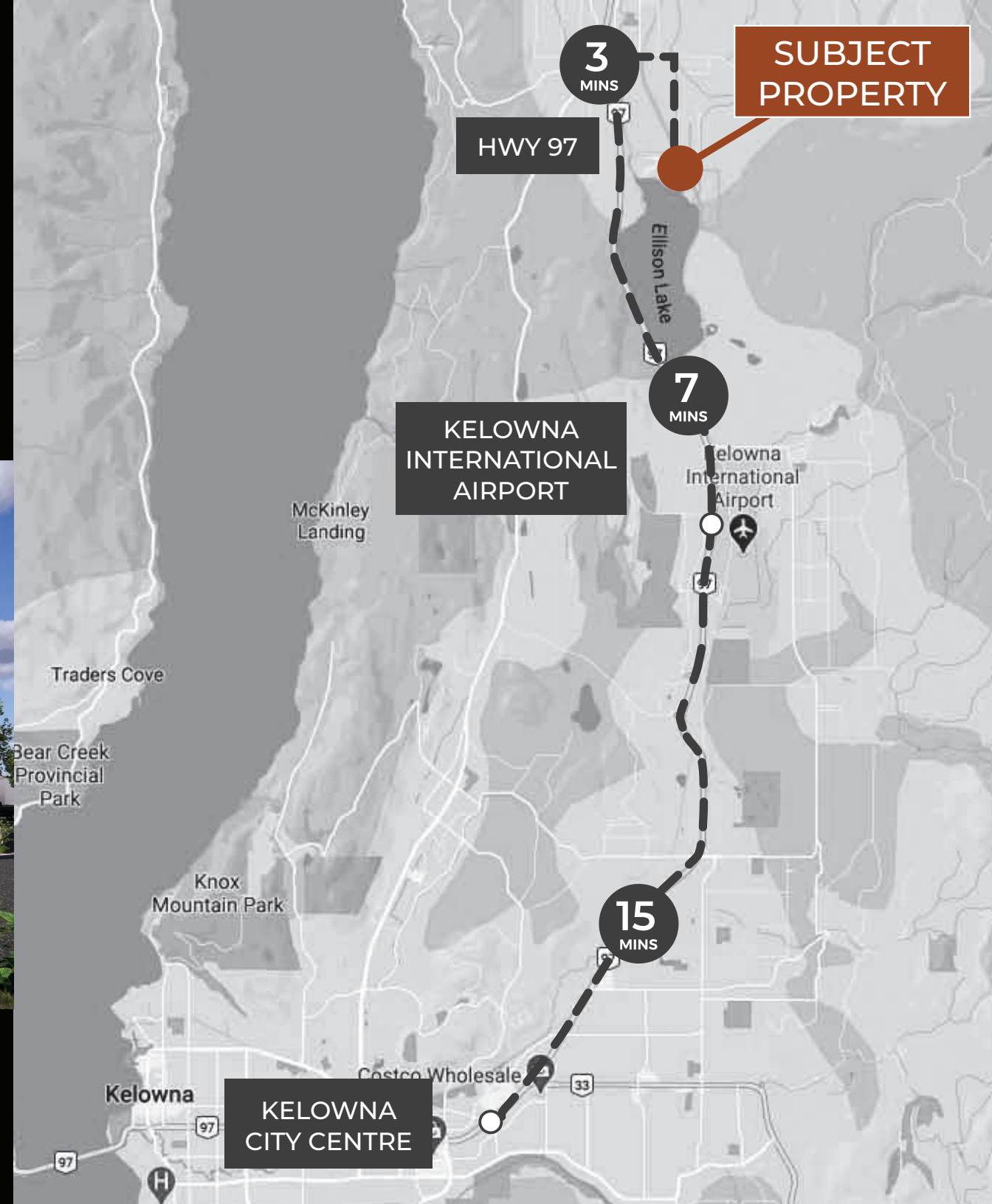
FLOOR PLAN

Unit	Sq.ft	Price
101	1,800	PENDING
102	1,800	PENDING
103	1,800	PENDING
104	3,040	\$805,600
105	3,040	\$805,600
106	3,040	\$805,600
107	1,800	\$486,000
108	1,800	\$486,000
109	1,800	\$486,000
110	1,800	\$486,000
111	1,800	\$486,000
112	1,806	\$487,620
113	2,530	\$683,100
114	2,536	\$684,720
115	2,020	PENDING
116	1,780	PENDING
117	1,404	PENDING

FRONT
ENTRANCE



Updated Jan. 25, 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

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COMMERCIAL

JIM BAILEY
INDUSTRIAL
CENTRE

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