

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



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.

JIM BAILEY
INDUSTRIAL CENTRE

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



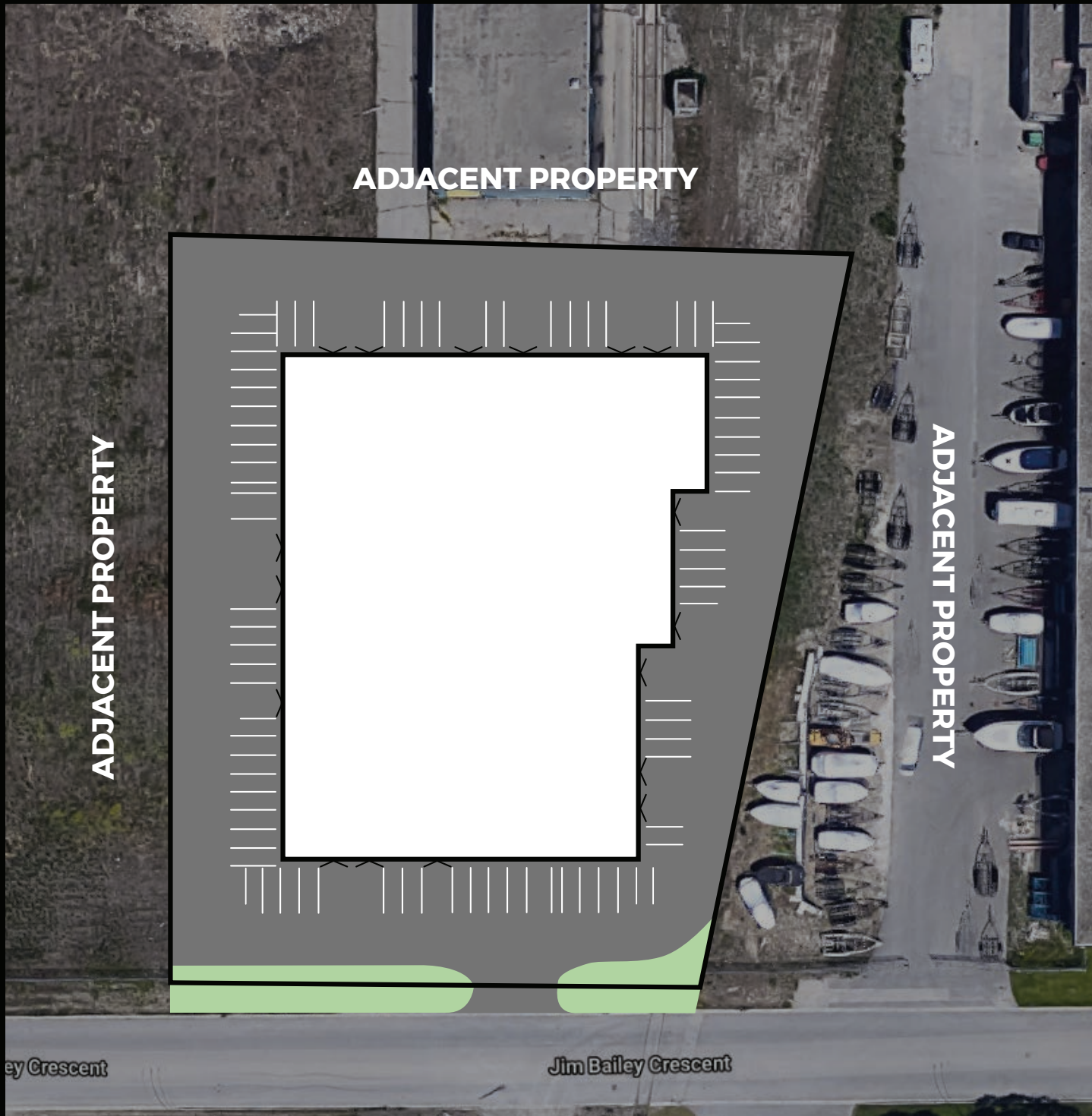
DRIVE TIMES

3 minutes to Highway 97
7 minutes to Kelowna
International Airport



POSSESSION

Q4 2021



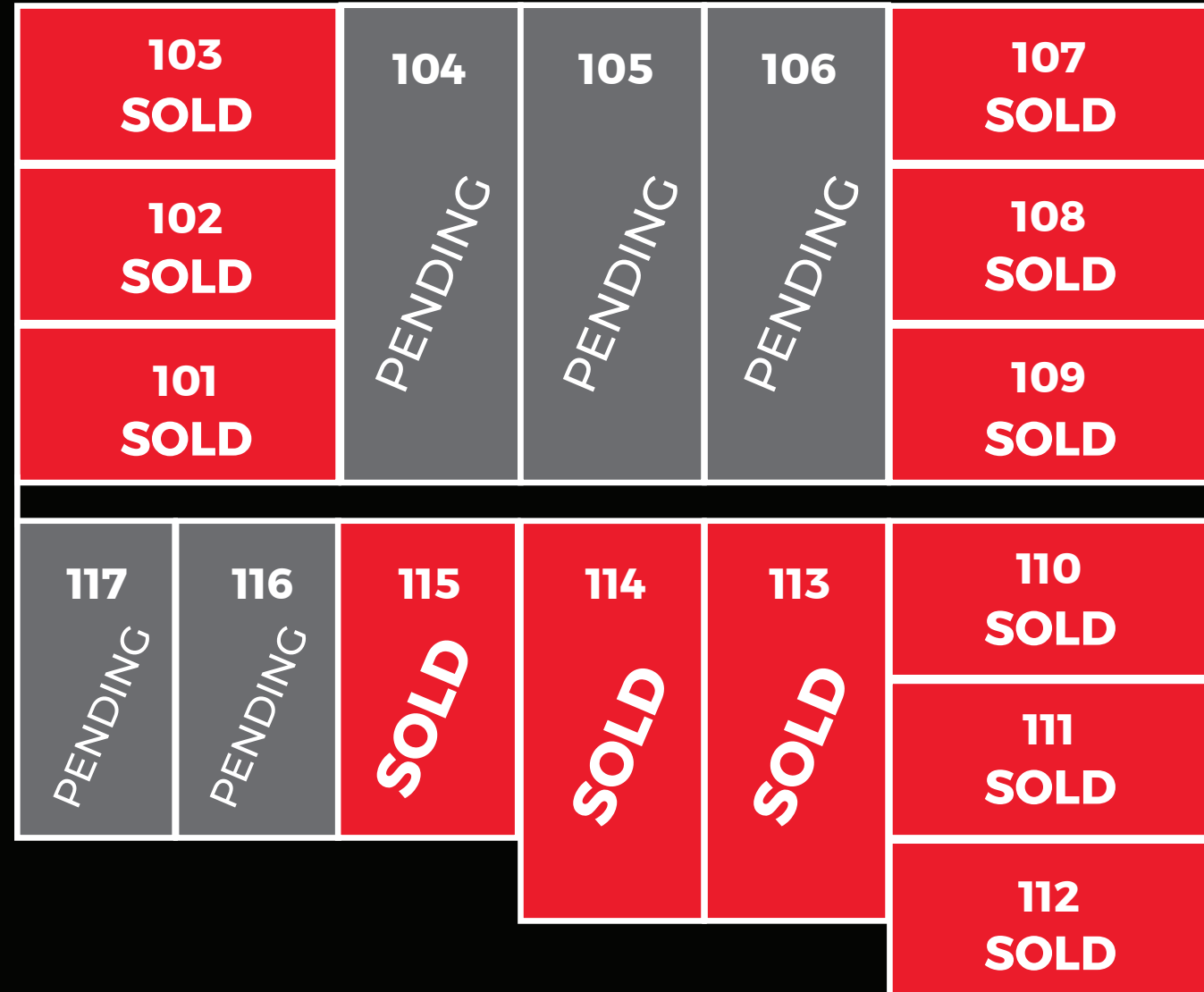
FEATURES

- 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

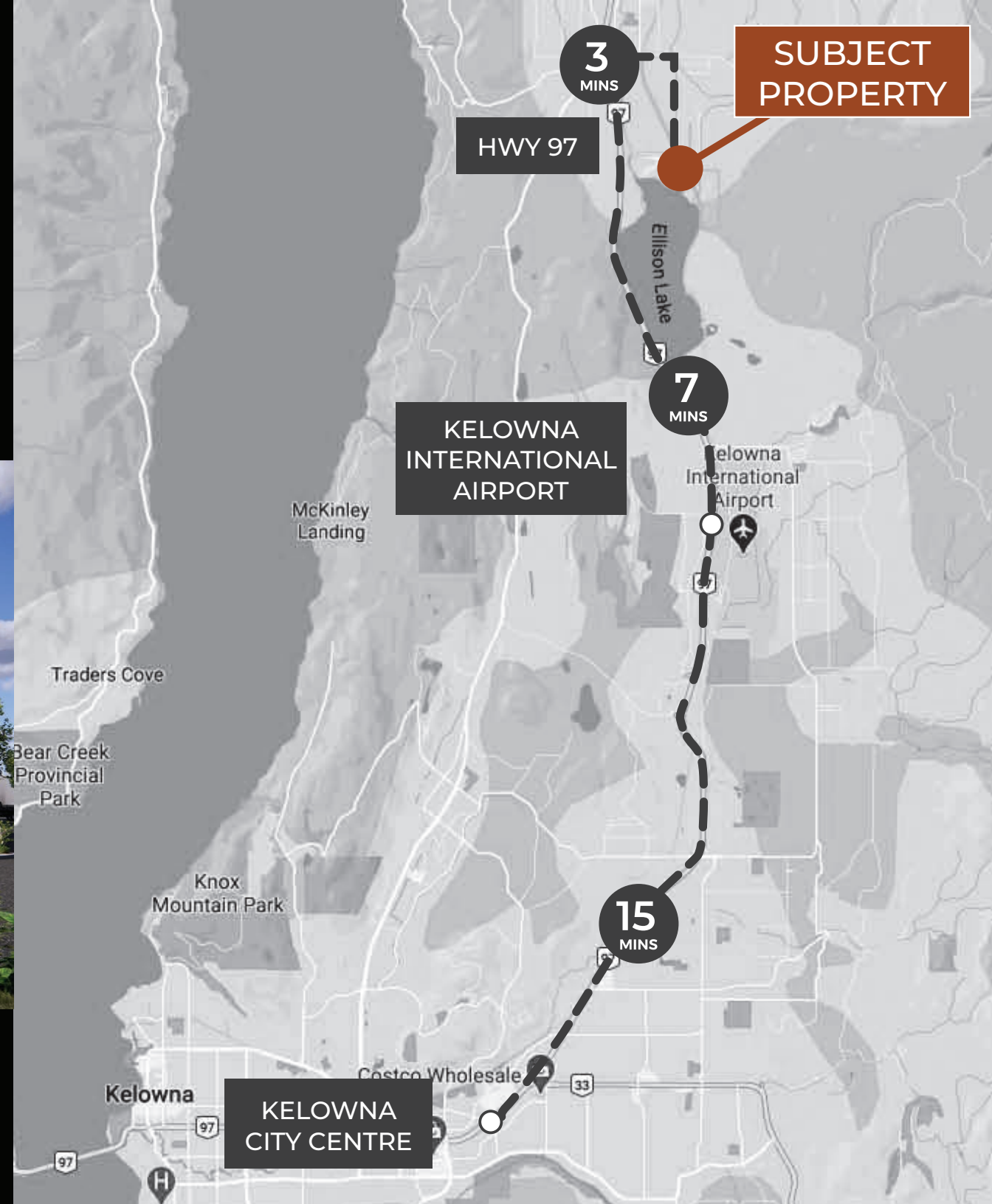
FLOOR PLAN

Unit	Sq.ft	Price
101	1,800	SOLD
102	1,800	SOLD
103	1,800	SOLD
104	3,040	PENDING
105	3,040	PENDING
106	3,040	PENDING
107	1,800	SOLD
108	1,800	SOLD
109	1,800	SOLD
110	1,800	SOLD
111	1,800	SOLD
112	1,806	SOLD
113	2,530	SOLD
114	2,536	SOLD
115	2,020	SOLD
116	1,760	PENDING
117	3,184	PENDING

FRONT
ENTRANCE



Updated September 8, 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

250.808.8101

stevelaursen@royallepage.ca

www.stevelaursen.com



JIM BAILEY
INDUSTRIAL
CENTRE

This disclaimer shall apply to Steve Laursen Personal Real Estate Corporation (PREC*), Royal LePage Kelowna Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors.

The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Steve Laursen PREC*, and Royal LePage Kelowna does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information.

Steve Laursen PREC* does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information.

The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from Steve Laursen PREC*.

Steve Laursen PREC* and the Royal LePage Kelowna logo are the service marks of Steve Laursen PREC* and Royal LePage Kelowna.

Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners.

All Rights Reserved.