

JIM BAILEY

INDUSTRIAL CENTRE



INDUSTRIAL UNITS FOR SALE

8750 JIM BAILEY CRESCENT, KELOWNA, BC

17 UNITS FROM 1,479 - 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 1,479 square feet to a total 35,596 square feet.




PROPERTY DETAILS

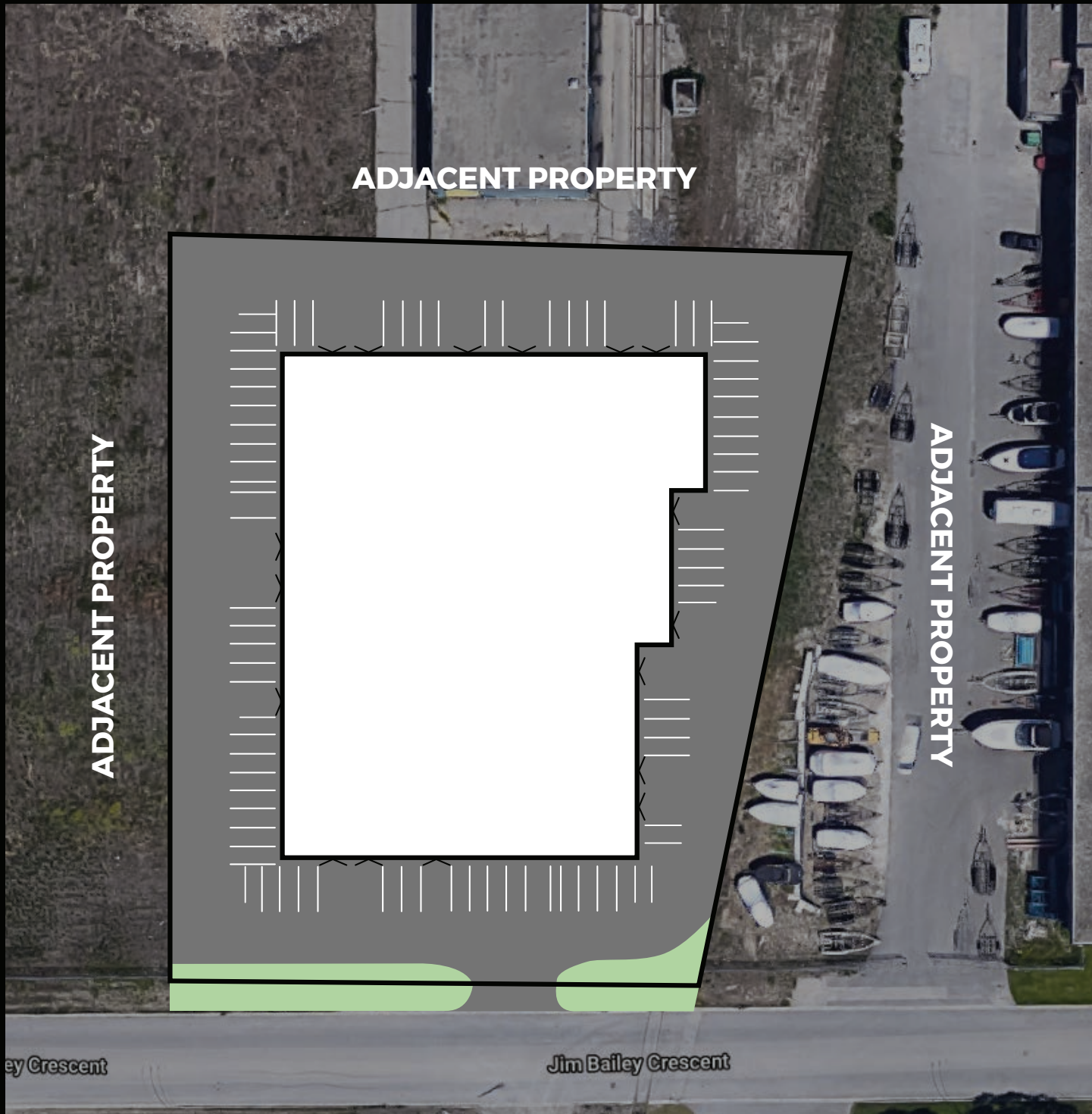
 **MUNICIPAL ADDRESS**
8750 Jim Bailey Crescent,
Kelowna, BC

 **BUILDING SIZE**
17 Commercial Flex units
from 1,479 - 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



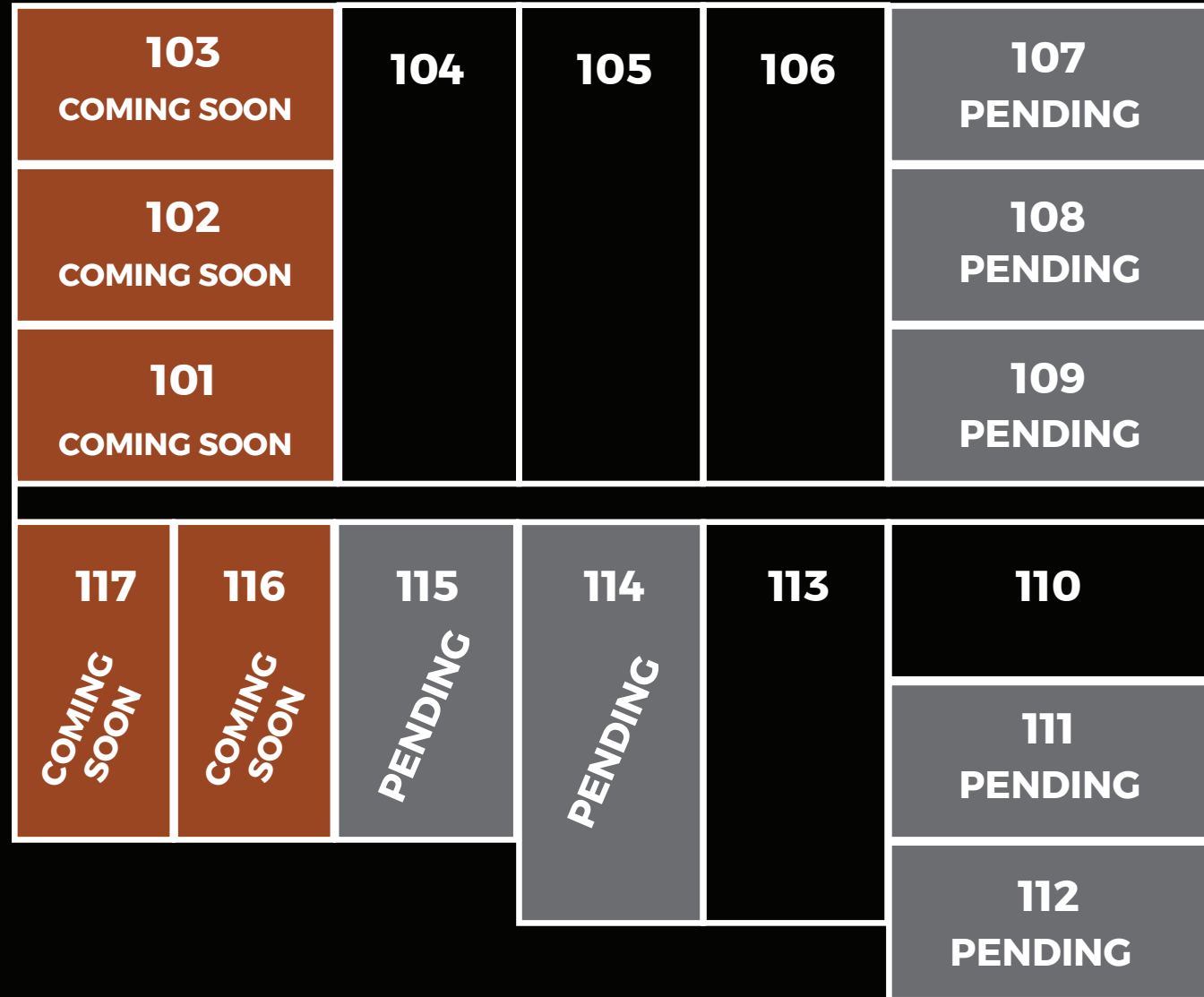
FEATURES

- 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	COMING SOON
102	1,800	COMING SOON
103	1,800	COMING SOON
104	3,040	\$805,600
105	3,040	\$805,600
106	3,040	\$805,600
107	1,800	PENDING
108	1,800	PENDING
109	1,800	PENDING
110	1,800	\$495,000
111	1,800	PENDING
112	1,806	PENDING
113	2,530	\$695,750
114	2,536	PENDING
115	2,020	PENDING
116	1,780	COMING SOON
117	1,479	COMING SOON

FRONT
ENTRANCE



Updated March 1, 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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CENTRE

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