



2648
KYLE
ROAD

**BUILD TO SUIT MID SIZE TO LARGE SIZE BAYS
WITH GRADE AND DOCK LOADING ON 7.39 ACRES**

2648 KYLE ROAD, WEST KELOWNA

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



PROPERTY DETAILS



MUNICIPAL ADDRESS

2648 Kyle Road
West Kelowna, BC



GROSS LAND AREA

7.39 Acres of flat land



ZONING

I1 General Industrial



PROJECT START DATE

Fall 2021



THE OPPORTUNITY

The well located West Kelowna Industrial Park will offer tenants build to suit options from 10,000 to 103,000 square feet of main floor area, plus mezzanine options to meet desired design and operational specifications for their business needs. A build-to-suit approach allows tenants to maximize space, efficiency, and reduce long term costs, while the design of the building will be tailored to the exact needs of the tenant with existing needs and future growth options in mind.



PROPOSED BUILDING PLAN FEATURES

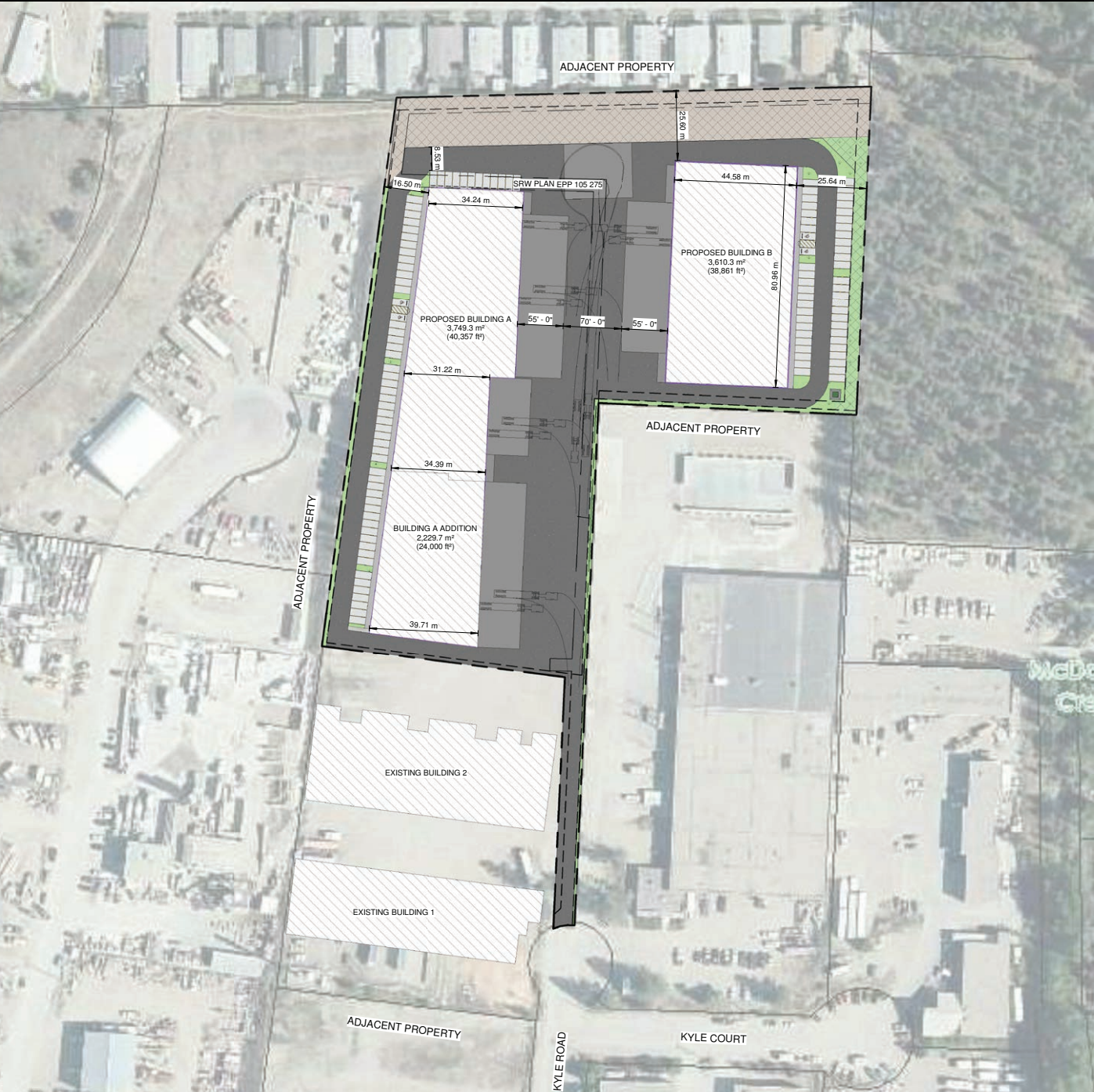
MAIN FLOOR AREA

Building 1	64,357 SF
Building 2	38,861 SF
Mezzanine	25,000 SF
TOTAL:	128,218 SF

- Ample amount of parking - 115 stalls
- Designated loading zones with dock & grade load doors on both buildings
- Large signage opportunities
- Abundance of glazing across the front of the building for ample natural light
- Can be a good cold storage location
- Generous mezzanine space to help increase space and efficiency of your operation

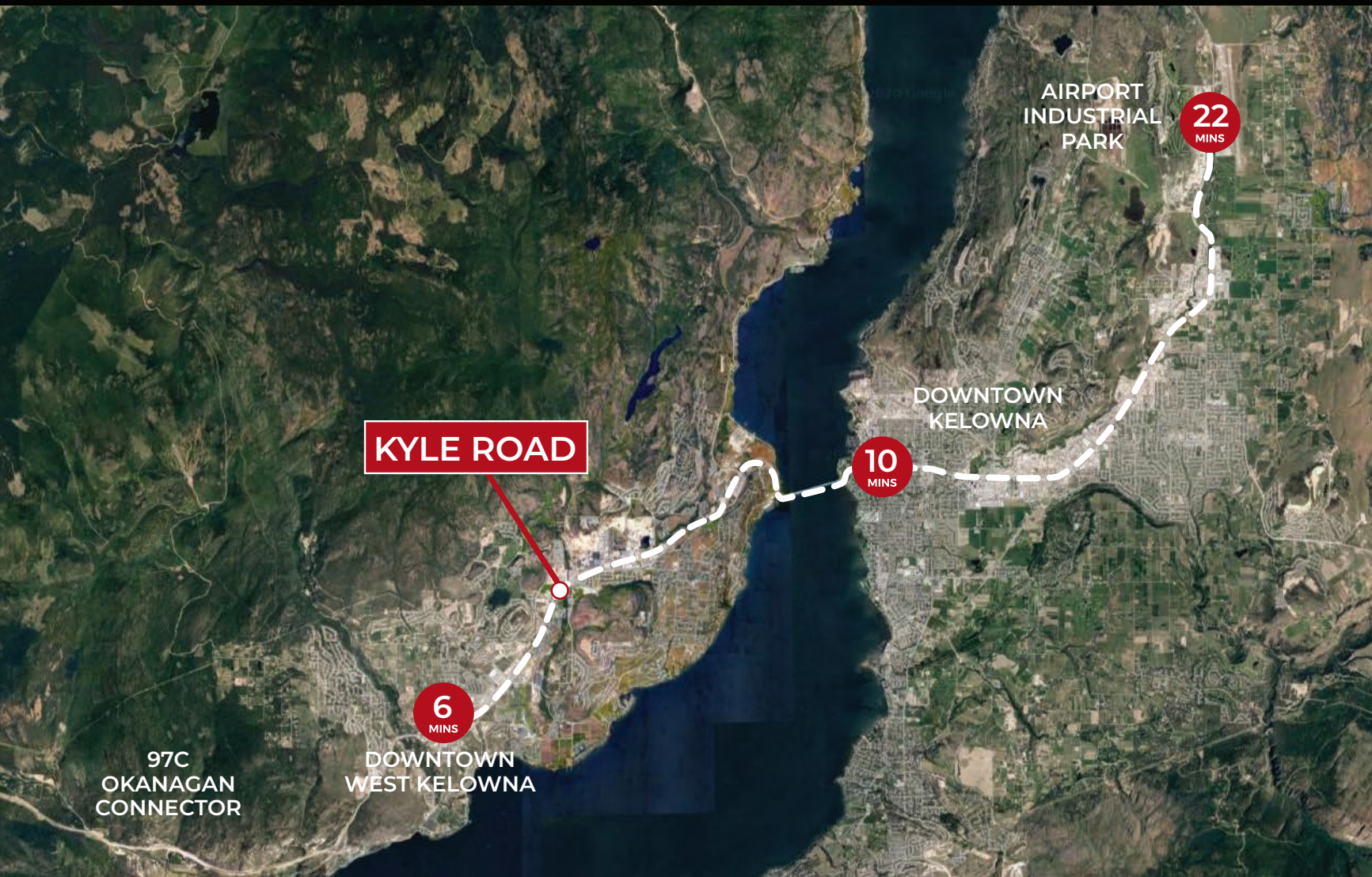


PROPOSED SUBDIVISION PLAN









LOCATION OVERVIEW

The development is conveniently located just 10 minutes from Downtown Kelowna and 6 minutes from Downtown Westbank. Ideally located just off of Highway 97 between two major intersections in the up and coming industrial area of West Kelowna. West Kelowna is the first point of entry to the Okanagan from Metro Vancouver via the Okanagan Connector, which is just minutes away from Kyle Road.



WHY WEST KELOWNA?

-  Population: 37,000 and growing
-  Community driven
-  Cost effective
-  Opportunity to expand
-  Access to growing skilled labour pool of individuals seeking work locally
-  First point of entry from Metro Vancouver

DRIVE TIMES



6 MIN
TO DOWNTOWN
WEST KELOWNA

10 MIN
TO DOWNTOWN
KELOWNA

22 MIN
TO KELOWNA
INT'L AIRPORT

4 HRS
TO VANCOUVER

7 HRS
TO CALGARY

CONTACT

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A Vancouver BC based development company which specializes in Industrial, Commercial and Residential developments across the Lower Mainland and Okanagan



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