

275 & 295

NEAVE

ROAD

**11,463 SF CROSS DOCK FACILITY
ON 1.9 ACRES FOR SUB-LEASE**

275 & 295 NEAVE ROAD, KELOWNA BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA



COMMERCIAL



THE OPPORTUNITY

275 & 295 Neave Road presents with a 11,463 SF concrete block frame cross dock facility with office. This stand alone building offers 14 dock load doors, 1 grade load door, outdoor covered area with loading ramp, and an exclusive paved and fenced yard with an additional outdoor storage building. Available for sub-lease immediately till November 18, 2026 with the potential for renewal.

PROPERTY DETAILS

-  **MUNICIPAL ADDRESS**
275 & 295 Neave Road, Kelowna BC
-  **YEAR BUILT**
2004
-  **BUILDING SIZE**
11,463 SF
-  **LOT SIZE:**
1.9 Acres
-  **SITE COVERAGE:**
8.9%
-  **ZONING**
I2
-  **LEASE RATE**
Contact listing agent
-  **LEASE EXPIRATION**
November 18, 2026
* With potential for renewal
-  **POSSESSION**
Immediate



PROPERTY HIGHLIGHTS

- 14 Dock level doors within 5,233 SF cross dock
- 2 Grade level doors
(1 on main building & 1 on additional storage building)
- Ramp to covered exterior loading platform with grade load OH door
- Secure fenced and paved yard
- Additional 970 SF outdoor storage building with grade load OH door
- Spacious office area & employee lunch room
- 2 Bathrooms within office area



LUNCH ROOM



OFFICE



CROSS DOCK



COVERED AREA WITH RAMP & GRADE LOAD OH DOOR

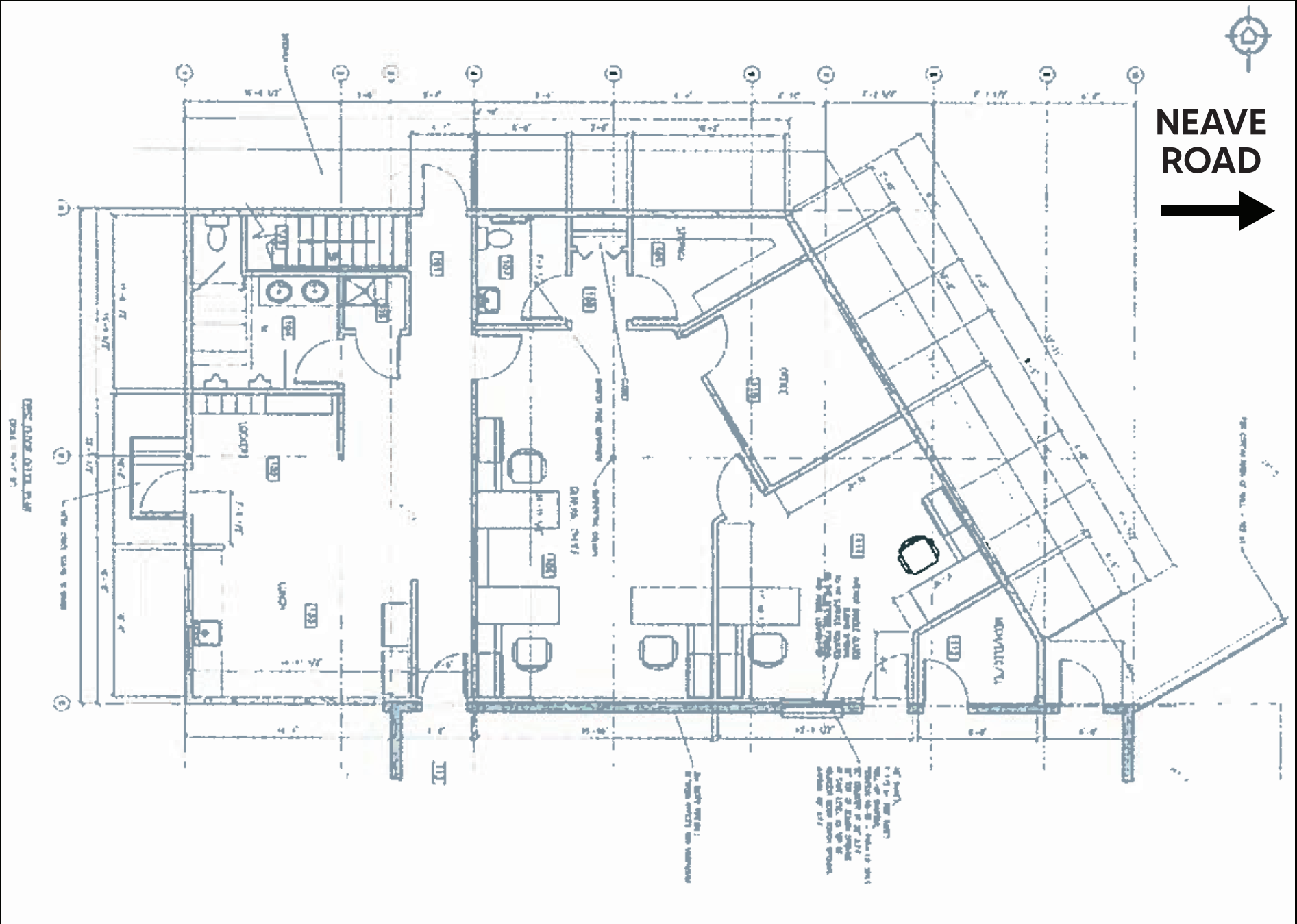


970 SF STORAGE BUILDING WITH GRADE LOAD OH DOOR



OFFICE FLOOR PLAN

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NEAVE
ROAD



PROPERTY OVERVIEW

BUILDING SPECS

- Warehouse:5,233 SF
- 1st Floor Office:2,030 SF
- 2nd Floor Office:2,030 SF
- Covered Exterior Loading...1,200 SF
- Storage Building:970 SF

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CONTACT

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