



2648
KYLE
ROAD

FOR LEASE

**BUILD TO SUIT INDUSTRIAL BAYS WITH GRADE
AND DOCK LOADING ON 7.39 ACRES**

2648 KYLE ROAD, WEST KELOWNA

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

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www.rlkcommercial.com

ROYAL LEPAGE KELOWNA
COMMERCIAL

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LORVAL
DEVELOPMENTS



PROPERTY DETAILS



MUNICIPAL ADDRESS

2648 Kyle Road
West Kelowna, BC



SITE SIZE

7.39 Acres | 321,904 SF



USABLE SITE SIZE

6.44 Acres | 280,928 SF

*Retaining wall required based on conceptual plans



ZONING

I1 Light Industrial



PID

031-302-742



LEGAL DESCRIPTION:

PLAN EPP108507 LOT 1 DISTRICT LOT
2601, OSOYOOS DIVISION OF YALE
DISTRICT



LEASE RATE

Contact Listing Agent

THE OPPORTUNITY

2648 Kyle Road presents a rare build-to-suit opportunity for tenants to locate their business to suit in West Kelowna's newest industry park. The design of the building will be tailored to the needs of the tenant with future growth in mind within the largest industrial neighbourhood in West Kelowna. Kyle Road offers tenants build-to-suit options from 10,000 to 103,000 square feet of main floor area, plus mezzanine. This property is ideally situated within a couple blocks of controlled intersections accessing Highway 97.



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

- 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

WEST KELOWNA'S NEWEST INDUSTRIAL PARK



2646 KYLE ROAD
BUILDING 2

2648 KYLE ROAD
BUILDING 1

2660 KYLE ROAD

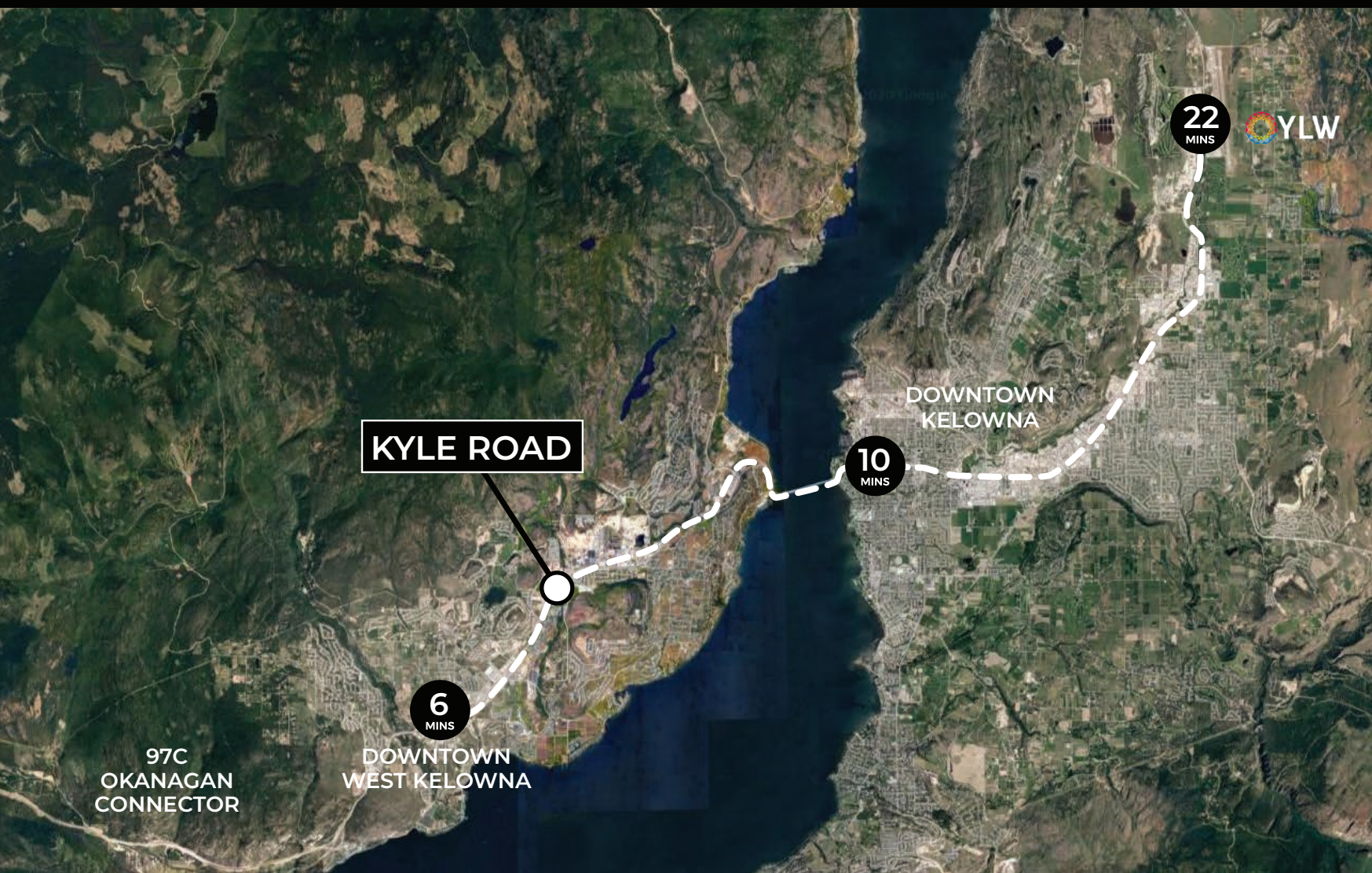
SHARED ACCESS ROAD

KYLE ROAD

KYLE COURT

LOCATION OVERVIEW

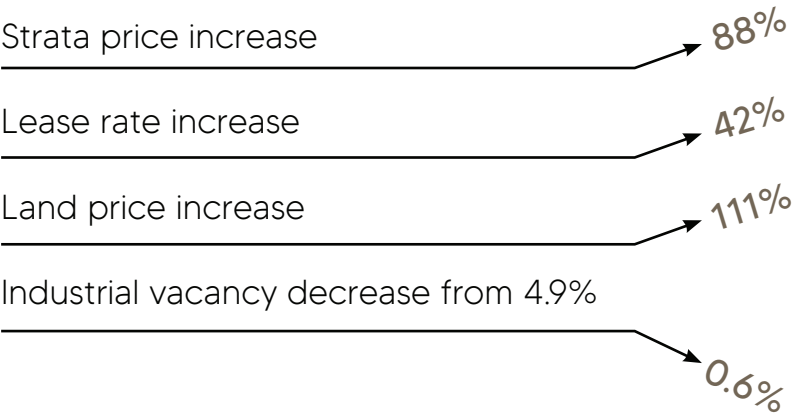
2648 Kyle Road is conveniently located just 10 minutes from Downtown Kelowna and 6 minutes from Downtown Westbank. Ideally located just off of Highway 97 between two major intersections in the up and coming industrial area of West Kelowna. West Kelowna is the first point of entry to the Okanagan from Metro Vancouver via the Okanagan Connector, which is just minutes away from Kyle Road.



KELOWNA'S INDUSTRIAL MARKET BY THE NUMBERS

5 YEAR SNAPSHOT

2017 to 2022



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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