



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
250.808.8101
www.rlkcommercial.com

ROYAL LEPAGE KELOWNA
COMMERCIAL

L
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 maximize space, efficiency, and reduce long term costs. The design of the building will be tailored to the exact 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 options to meet desired design and operational specifications to meet business needs. This property is ideally situated within two 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

- 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

WEST KELOWNA'S NEWEST INDUSTRIAL PARK



2646 KYLE ROAD
BUILDING 2

2648 KYLE ROAD
BUILDING 1

2660 KYLE ROAD

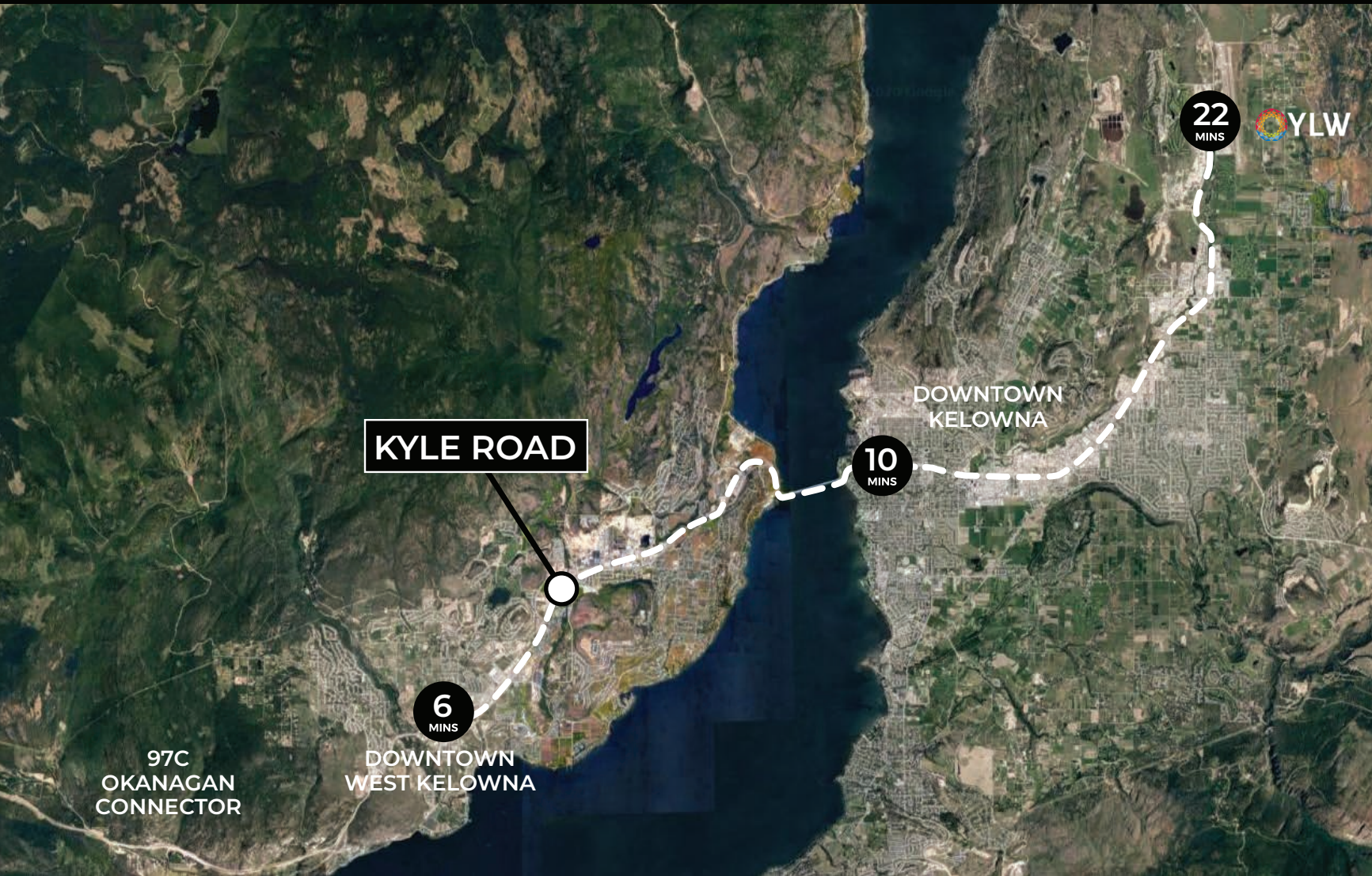
SHARED ACCESS ROAD

KYLE COURT

KYLE ROAD

LOCATION OVERVIEW

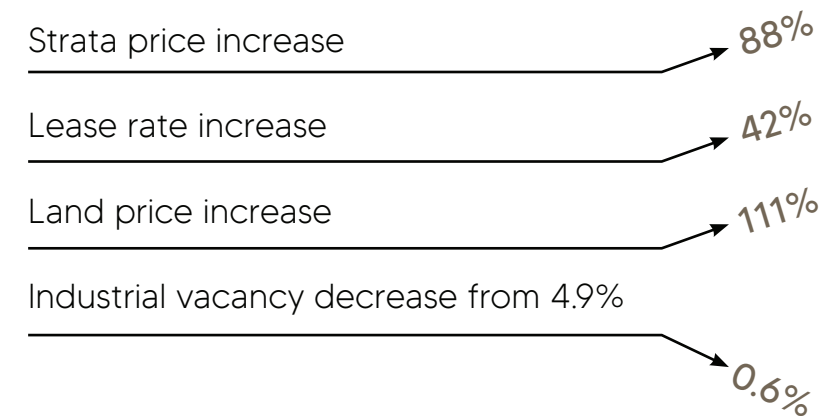
2648 Kyle Road is conveniently located just 10 minutes from Downtown Kelowna and 6 minutes from Downtown Westbank. Ideally located just off of Highway 97 between two major intersections in the up and coming industrial area of West Kelowna. West Kelowna is the first point of entry to the Okanagan from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

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stevelaursen@rlkcommercial.com

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL



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

This disclaimer shall apply to Steve Laursen Personal Real Estate Corporation (PREC*), RLK Commercial, 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*, RLK Commercial, 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.