

Industrial Opportunity

CBRE ROYAL LEPAGE KELOWNA
COMMERCIAL

For Sublease

250 Beaver Lake Road | Kelowna, BC









State-of-the-Art 60,865 SF Free-Standing Warehouse Facility



Property Details

Building Area	60,865 SF
Sublease Rate	Contact Listing Agents
Additional Rent	Contact Listing Agents
Term	Up to November 30, 2031
Availability	Immediately

Property Features

-  ± 28-foot clear ceiling height
-  347/600V 3-phase power
-  Free-standing building designed to accommodate 53' semi-trucks and trailers
-  LED-lighting with occupancy motion sensors
-  19 dock & 5 grade loading doors
-  Generous staff & visitor parking
-  HVAC with economizers & ceiling fans
-  35 acre Industrial Park setting

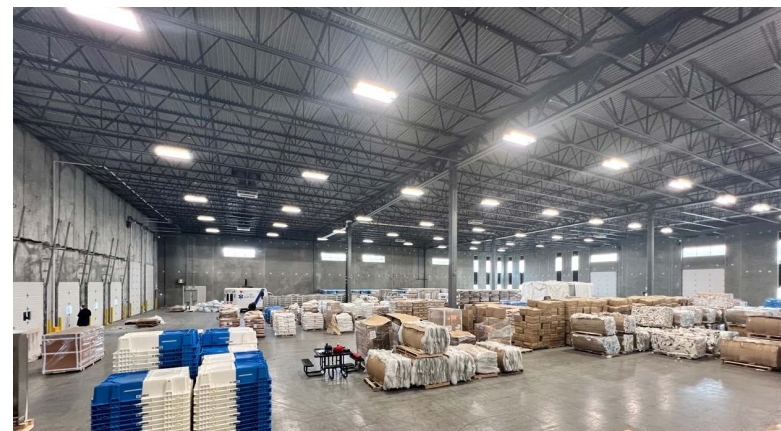
*All property features should be independently verified by prospective parties.

Tenant Chattels Available for Purchase

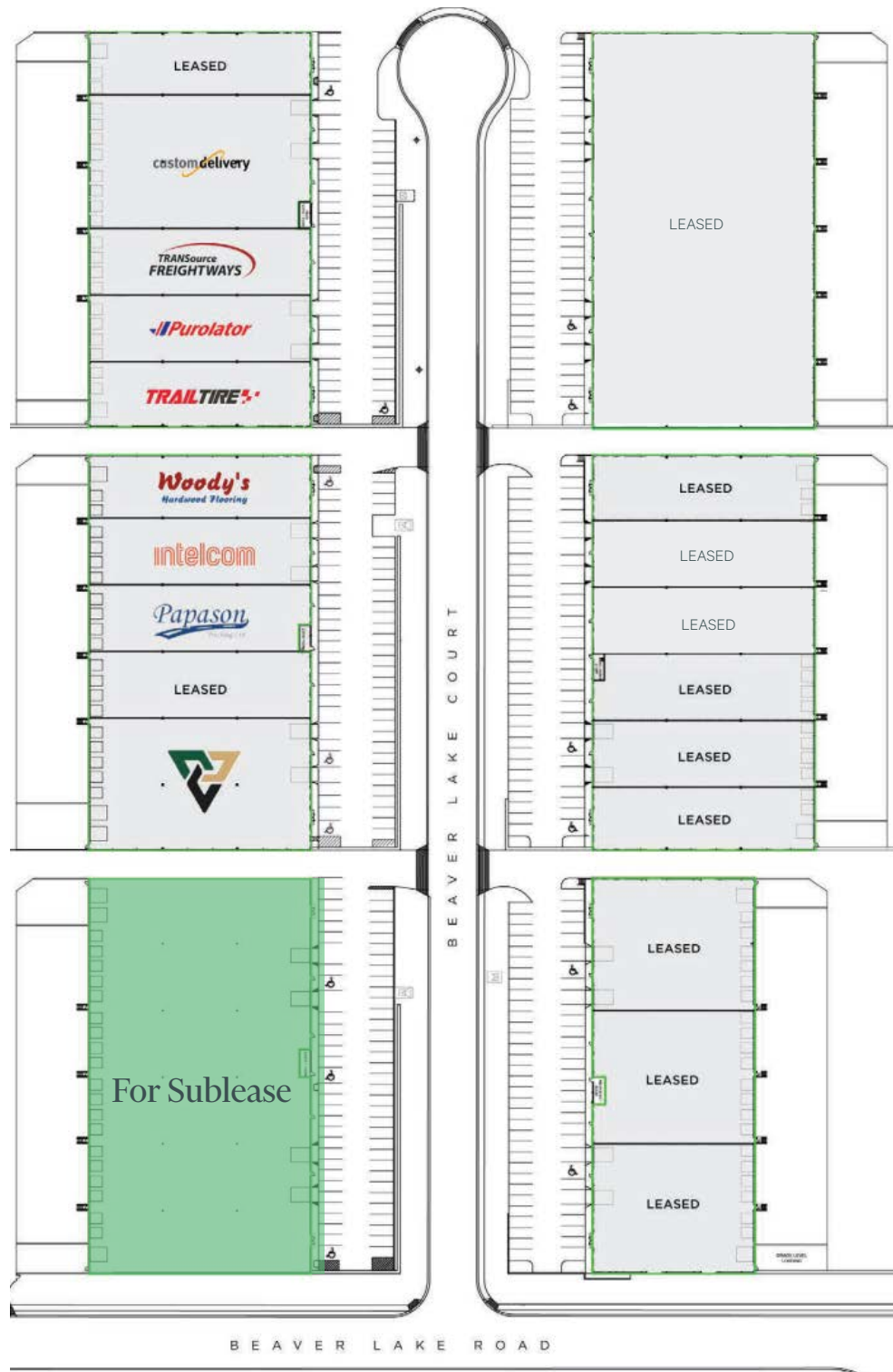
- Clean-room and mechanical systems
- Racking
- Compactor
- Office improvements

Location Features

- Direct access to Highway 97
- 10 minutes to Kelowna International Airport
- Zoning: I-2 (General Industrial)
- New industrial park home to national courier companies and manufacturers
- Close to numerous amenities including card lock



Site Plan



60,865 SF

State-of-the-Art Free-Standing Warehouse Facility



Contact Us

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