

Industrial Opportunity

**CBRE** ROYAL LEPAGE KELOWNA  
**COMMERCIAL**

# For Sublease

## 250 Beaver Lake Road | Kelowna, BC

State-of-the-Art Warehouse Facility  
30,710 SF Available Immediately



# Property Details

Building Area	30,710 SF
Sublease Rate	Contact Listing Agents
Additional Rent	Contact Listing Agents
Term	Up to November 30, 2031
Availability	Immediately

## 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

## Property Features



± 28-foot clear ceiling height



347/600V 3-phase power



Building designed to accommodate 53' semi-trucks and trailers



LED-lighting with occupancy motion sensors



9 dock & 4 grade loading doors



Generous staff & visitor parking

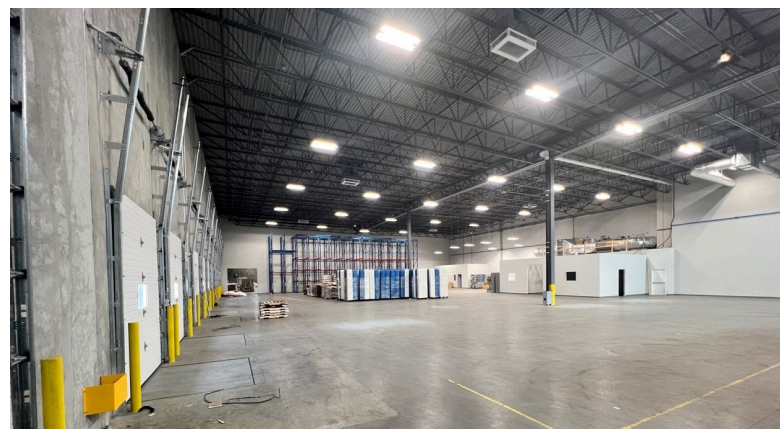


HVAC with economizers & ceiling fans



35 acre Industrial Park setting

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





# Site Plan



\*not to scale

**30,710 SF**

State-of-the-Art Warehouse Facility



## Contact Us

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