

# For Sublease

## 250 Beaver Lake Road | Kelowna, BC









State-of-the-Art Free-Standing Warehouse Facility  
30,000 SF - 60,865 SF



# Property Details

<b>Building Area</b>	30,000 SF - 60,865 SF
<b>Sublease Rate</b>	Contact Listing Agents
<b>Additional Rent</b>	Contact Listing Agents
<b>Term</b>	Up to November 30, 2031
<b>Availability</b>	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

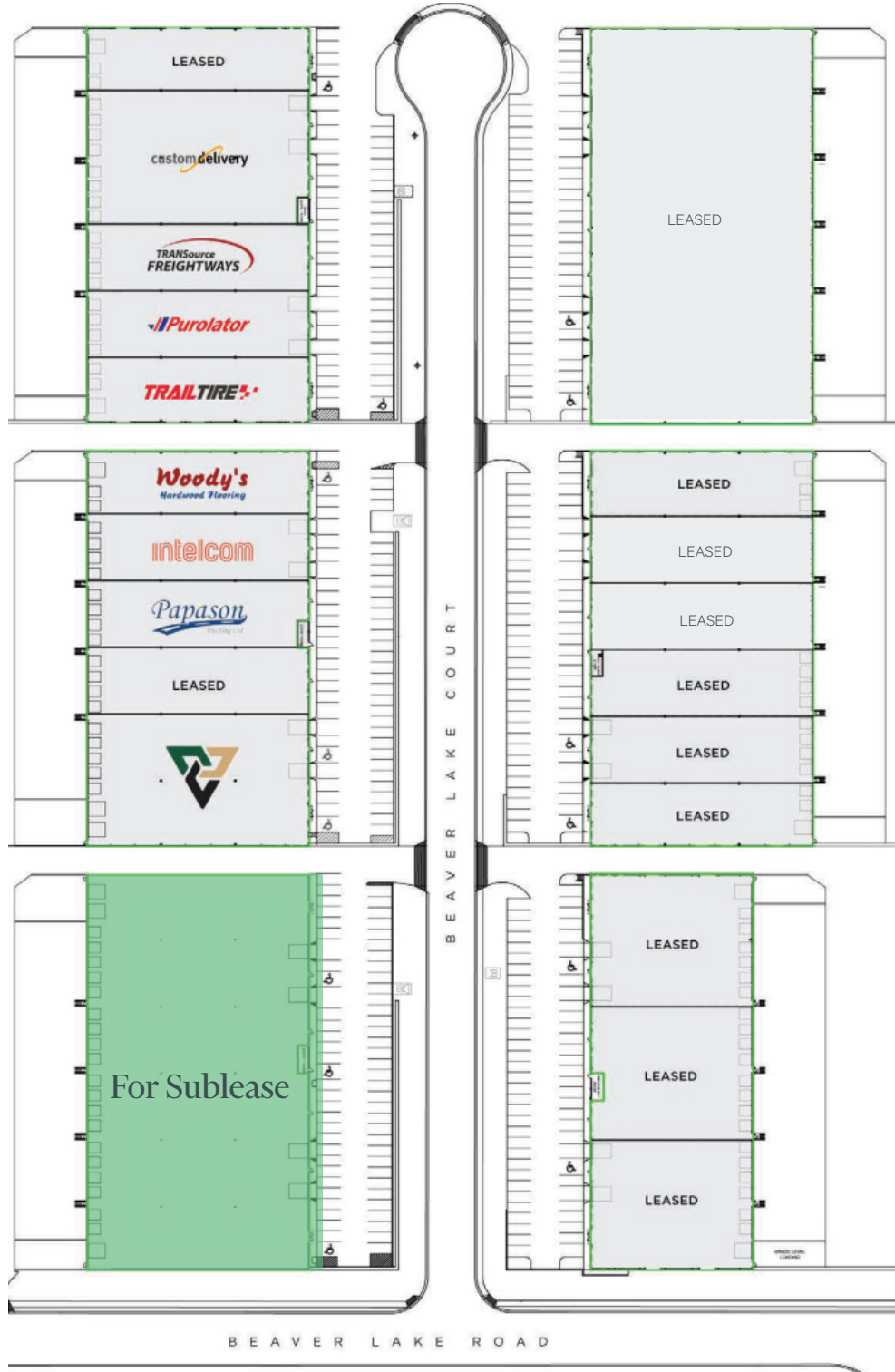
- Clean-room and mechanical systems
- Racking
- Compactor
- Office improvements

# 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

**Harry Ghag**  
Personal Real Estate Corporation  
Vice President  
Advisory & Transaction Services  
harry.ghag@cbre.com  
604 662 5112

**Nicholas Westlake**  
Personal Real Estate Corporation  
Associate Vice President  
Advisory & Transaction Services  
Nicholas.Westlake@cbre.com  
604 662 5115

**Steve Laursen**  
Personal Real Estate Corporation  
Royal Lepage Kelowna Commercial  
stevelaursen@rlkcommercial.com  
250 808 8101



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). 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 CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE 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 CBRE. CBRE and the CBRE logo are the service marks of CBRE 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. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth