



FOR LEASE

WAREHOUSE / RETAIL SPACE LOCATED
IN THE AIRPORT BUSINESS PARK

UNITS 1 & 2 – 1580 INNOVATION DRIVE
KELOWNA BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

JOEY STENSLAND

AGENT

250.470.7234

ROYAL LEPAGE KELOWNA

COMMERCIAL

www.rlkcommercial.com



OVERVIEW

Introducing Units 1 & 2 at 1580 Innovation Drive, ideally situated in the heart of Kelowna’s Airport Business Park. This exceptional mixed-use industrial space, now available for immediate lease, offers a total of 3,150 SF of versatile workspace.

These combined units seamlessly transition from a spacious front-end area to an extended warehouse/ showroom space, providing a flexible environment for diverse business needs. With a generous 22 FT clear ceiling height, a convenient glass loading door, multiple entrances, and floor-to-ceiling windows in this corner unit, it’s an ideal space for a variety of applications.

PROPERTY DETAILS

-  **MUNICIPAL ADDRESS**
Units 1 & 2 - 1580 Innovation Drive
Kelowna BC
-  **YEAR BUILT**
2008
-  **LEASEABLE AREA**
3,150 SF
-  **LEASE RATE**
\$19 / SF
-  **NNN**
\$5.34 / SF
-  **ZONING**
I2 General Industrial
-  **PARKING**
6 Reserved stalls & additional shared on-site parking
-  **POSSESSION**
Immediate

FEATURES

- Corner unit with floor-to-ceiling windows throughout front entrance
- 22 FT Clear ceiling height
- 14'H x 9'W Glass grade loading door
- Multiple entrance doors
- Built-in kitchenette/coffee bar within front entrance area
- Contemporary wood architectural lighting throughout
- Potential for 600V power service with transformer upgrade
- Existing conduit installed under the ground floor slab allows for the potential of a second power service to Unit 1





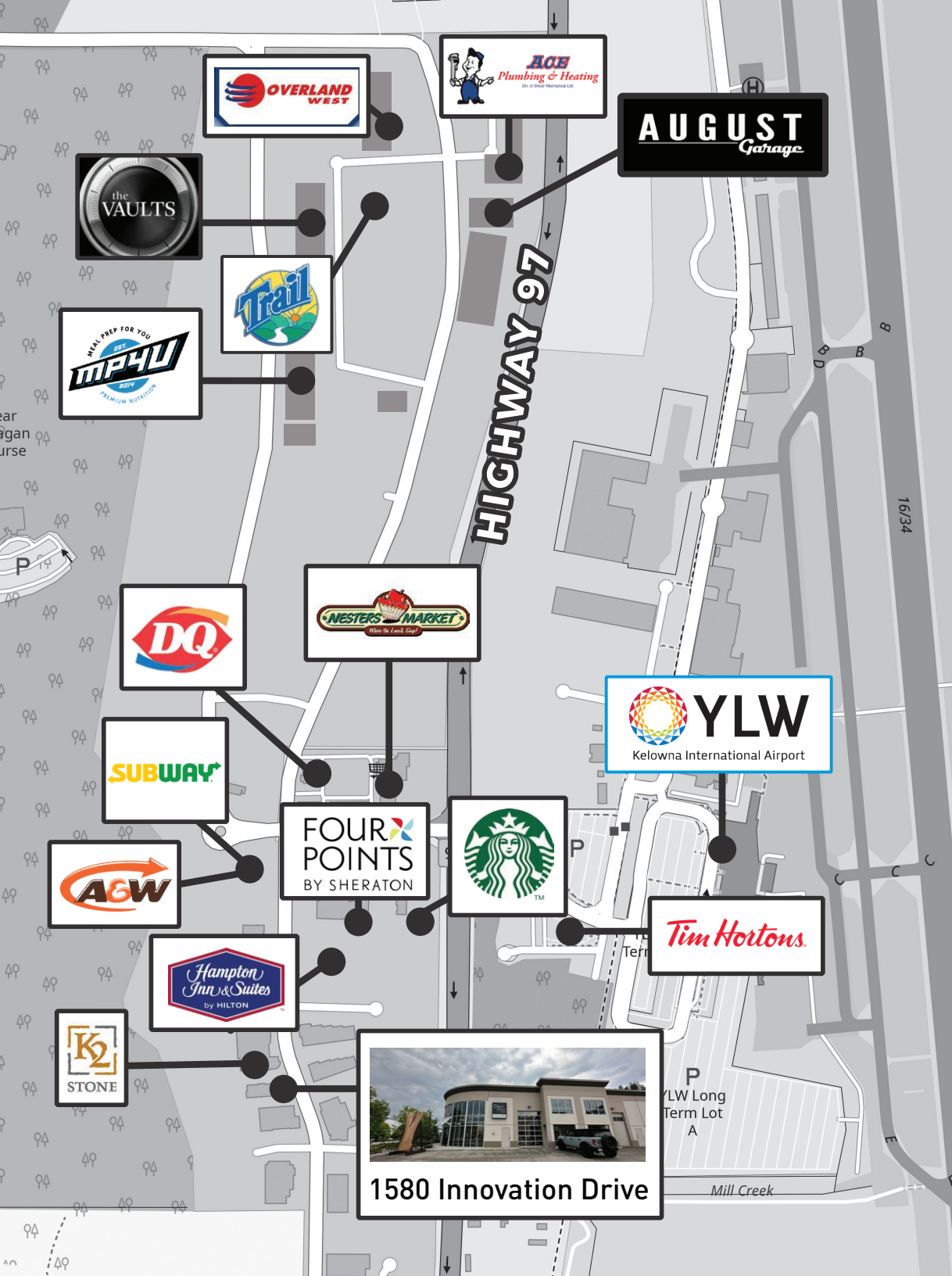
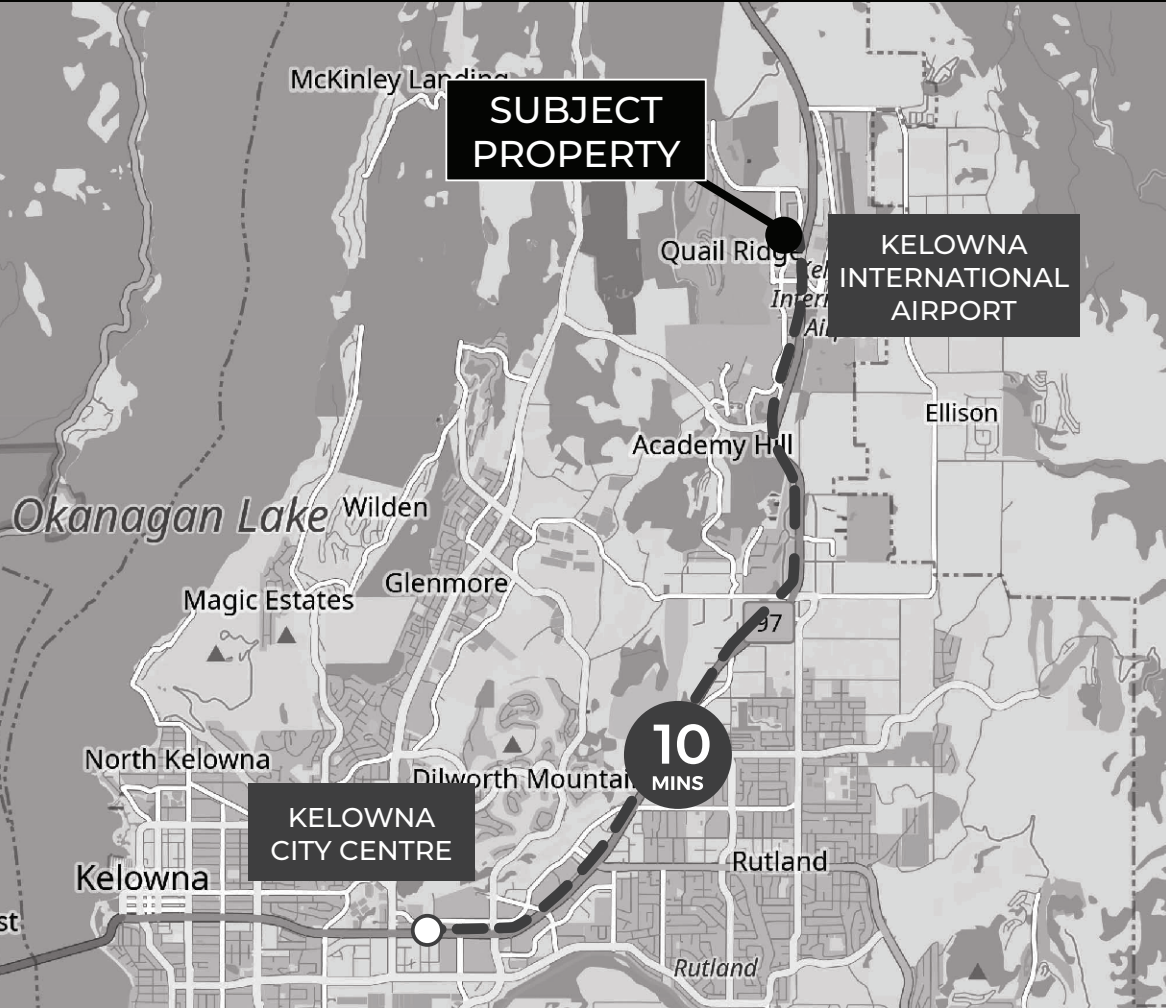




[illegible]

LOCATION OVERVIEW

Located at 1580 Innovation Drive in the Airport Business Park, this property boasts a prime location just off Highway 97. The Airport Business Park offers direct access to the Okanagan's main arterial routes, making transportation easy and convenient for businesses.



CONTACT

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stevelaursen@rlkcommercial.com

ROYAL LEPAGE KELOWNA
COMMERCIAL

www.rlkcommercial.com

JOEY STENSLAND

AGENT

250.470.7234

joeystensland@rlkcommercial.com

This disclaimer shall apply to Steve Laursen Personal Real Estate Corporation (PREC*), Joey Stensland, 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*, Joey Stensland, RLK Commercial, and Royal LePage Kelowna does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information.

Steve Laursen PREC* and Joey Stensland do 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* or Joey Stensland.

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.