



FOR LEASE

WAREHOUSE SPACE LOCATED IN
THE AIRPORT BUSINESS PARK

UNITS 5 & 6 – 1580 INNOVATION DRIVE, KELOWNA BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

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ROYAL LEPAGE KELOWNA

COMMERCIAL



PROPERTY DETAILS



MUNICIPAL ADDRESS

Units 5 & 6 - 1580 Innovation Drive
Kelowna BC



YEAR BUILT

2008



LEASEABLE AREA

4,665 SF



LEASE RATE

\$16 / SF



NNN

\$5.34 / SF



ZONING

I2 General Industrial



PARKING

6 Reserved stalls & additional
shared on-site parking



POSSESSION

Immediate

OVERVIEW

Introducing units 5 & 6 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 1,793 SF plus 437 SF of mezzanine space in unit 5 and 1,865 SF plus 570 SF of mezzanine space in unit 6 with the option to combine units for a total of 4,665 SF.

These combined units seamlessly transition from a renovated front-end reception area to an extended warehouse, providing a flexible environment for diverse business needs. Each unit offers a generous 22 FT clear ceiling height, 1 glass grade-level loading door, a two-piece bathroom, and office space in the back, providing an ideal space for a variety of applications.

FEATURES

- 22 FT Clear ceiling height
 - 14'H x 9'W Glass grade loading door per unit
 - 2-piece bathroom in each unit under features
 - Unfinished mezzanine in each unit
 - Finished office space in unit 5
 - 120/208V - 4W, with a 600V 3PH transformer
- Option to purchase the following equipment through the current tenant
 - CNC machine
 - Sander
 - Compressor
 - Forklift
 - Dust collector



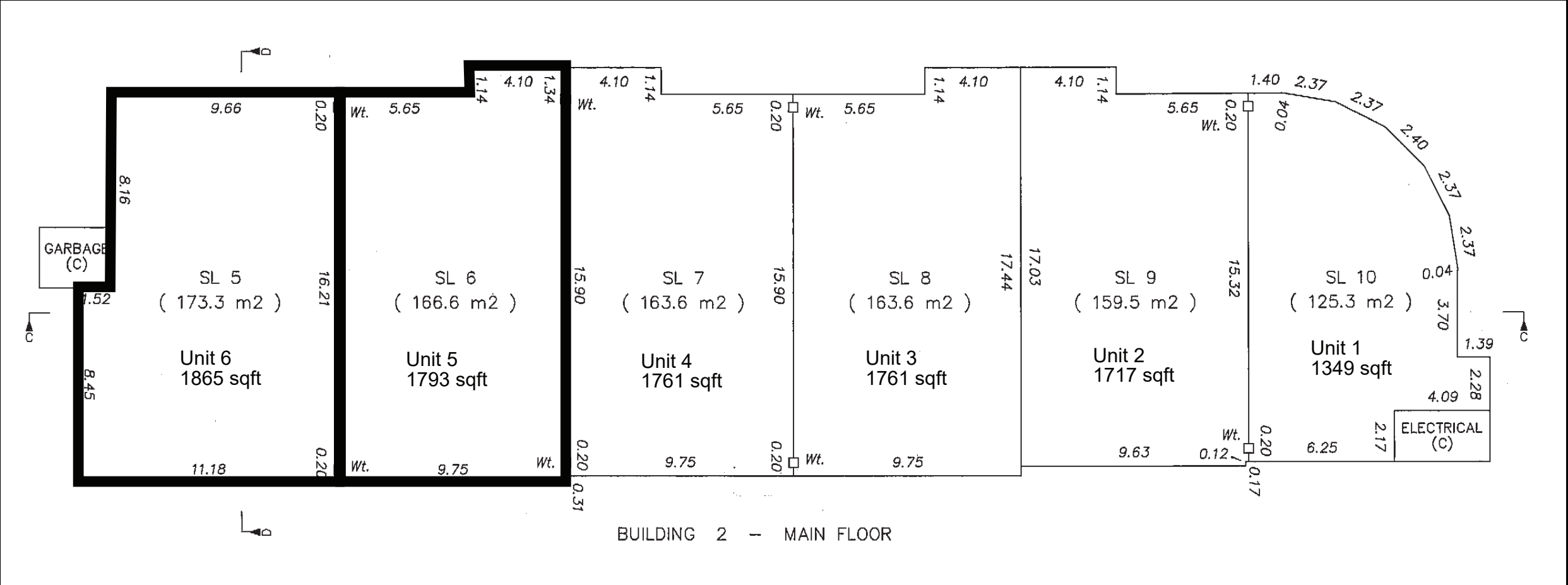
UNIT 5



UNIT 6

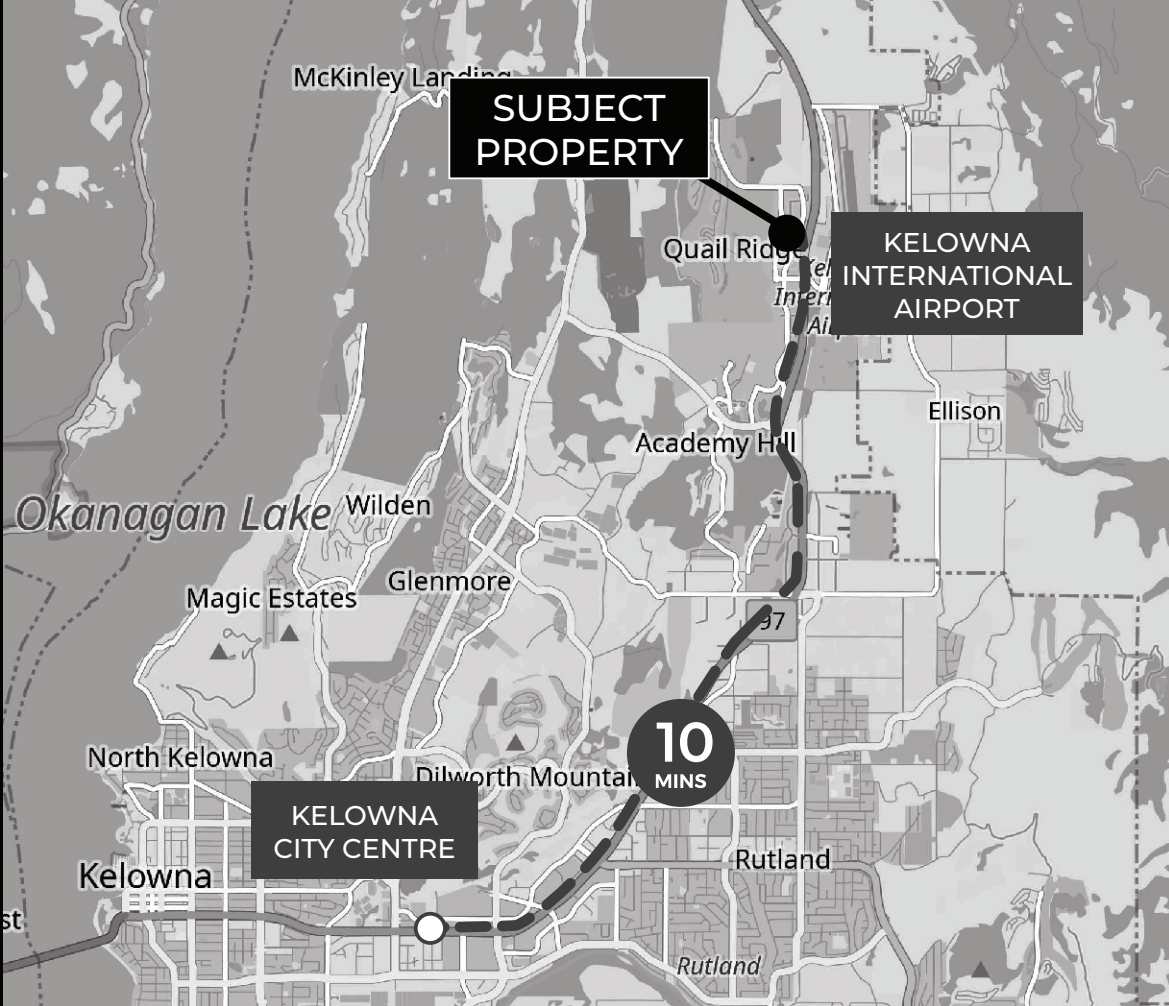


BUILDING PLAN



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

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