



FOR LEASE

CROSS-DOCK FACILITY ON 3.98 ACRES
WITH ABILITY TO INCREASE WAREHOUSE

1100 MAYFAIR ROAD, KELOWNA BC

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL

N NICOLA
WEALTH
REAL ESTATE



OVERVIEW

Opportunity to lease 11,000 square feet on 3.98 acres at 1100 Mayfair Road, Kelowna BC. Located within minutes of Highway 97 in the heart of Kelowna, this rare opportunity is available Q4 2024. This space offers a specialized cross-dock facility including ample dock-level loading, built-out office space, an expansive dock area and additional exterior yard space. The property offers the ability to expand for your needs with build-to-suit options available.

PROPERTY DETAILS



MUNICIPAL ADDRESS

1100 Mayfair Road,
Kelowna BC



ZONED

I2 | General Industrial



LAND AREA

3.98 Acres



SQUARE FEET

Office 2000 SF
Warehouse 9000 SF
Total 11,000 SF



CEILING HEIGHT

19' clear



LOADING

24 - 10' x 10' Dock level loading doors
1 - 10' x 14' OH door



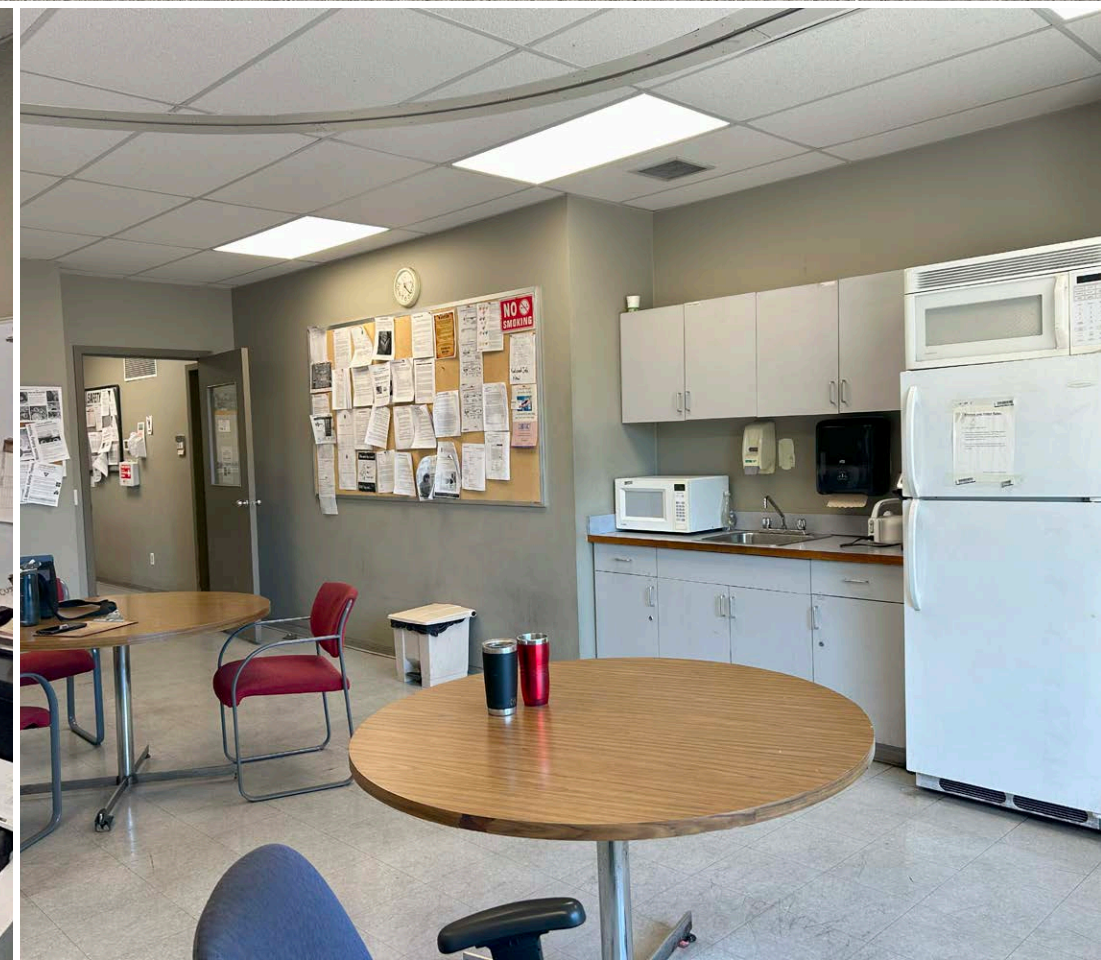
ESTIMATED ADDITIONAL RENT

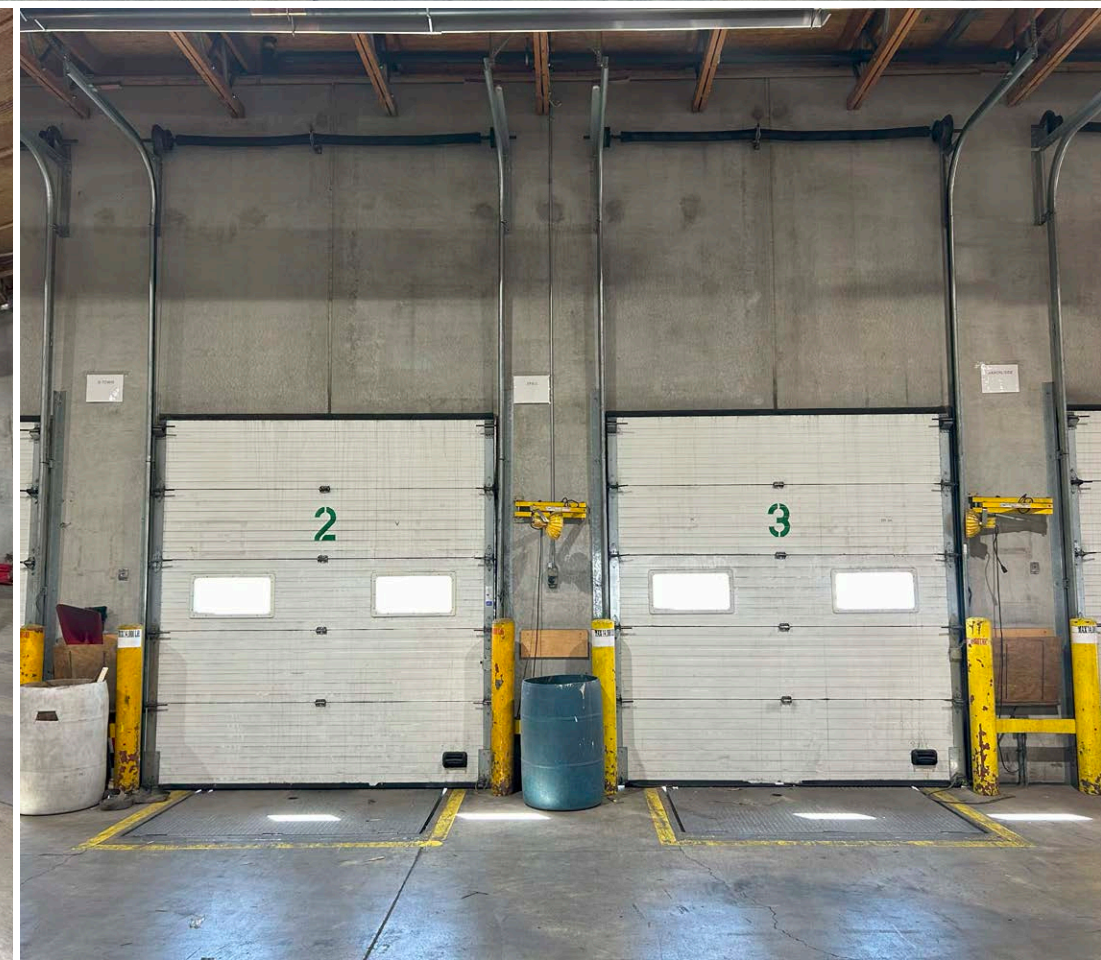
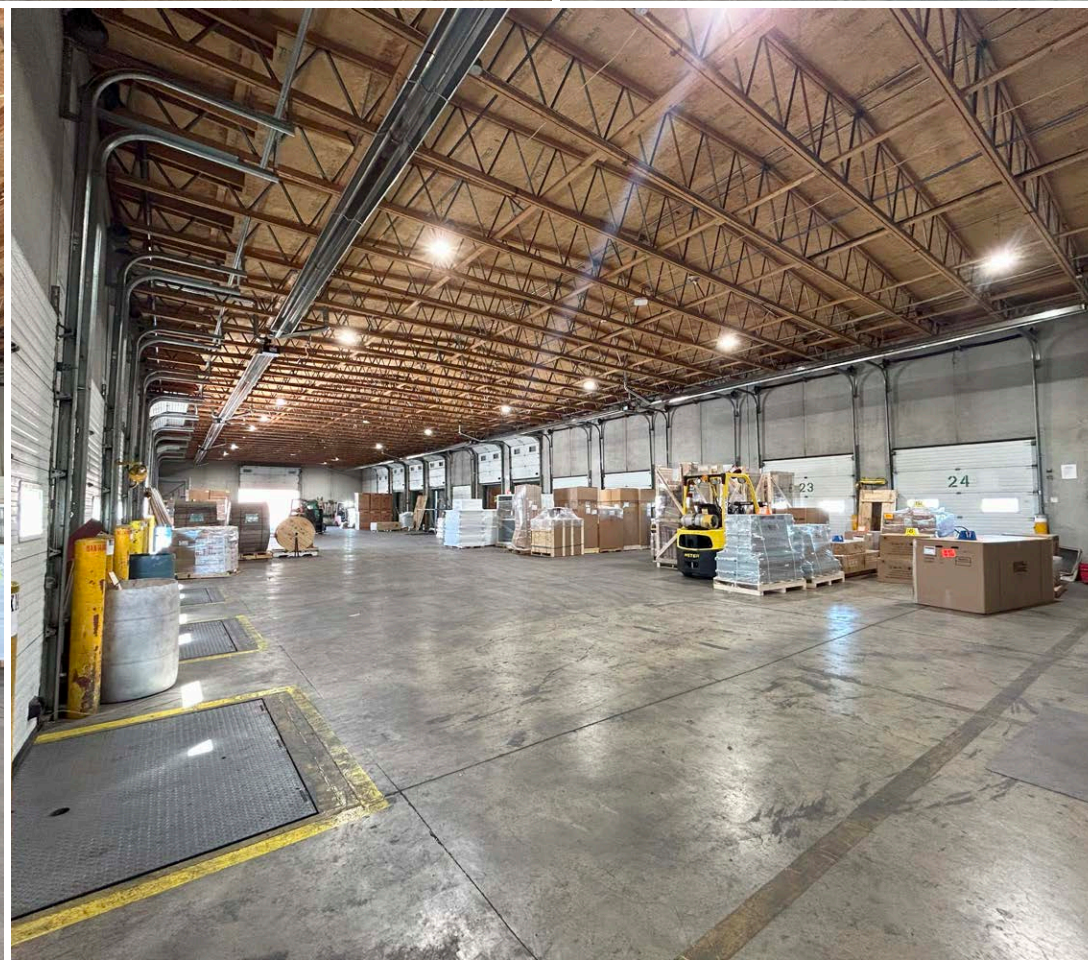
\$8.14/SF



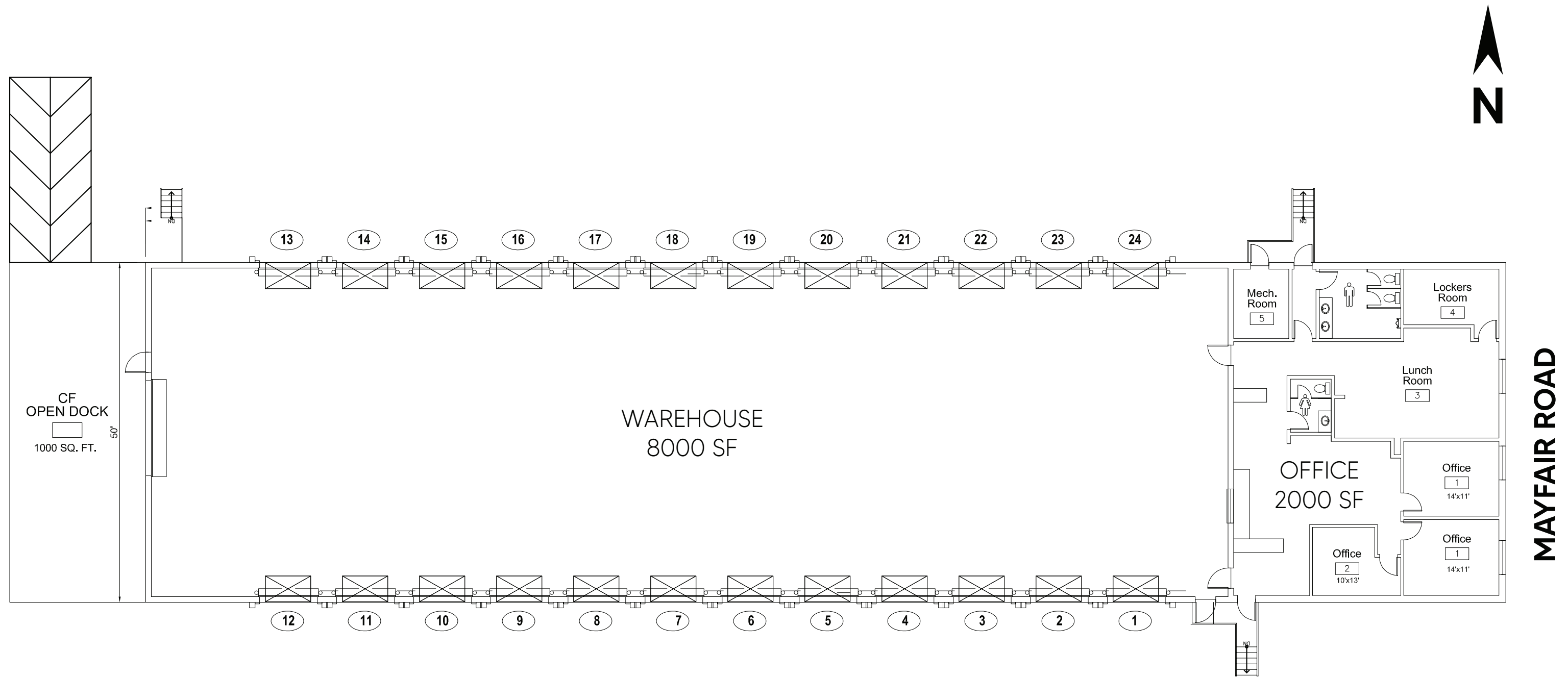
LEASE RATE

Call Listing Agent

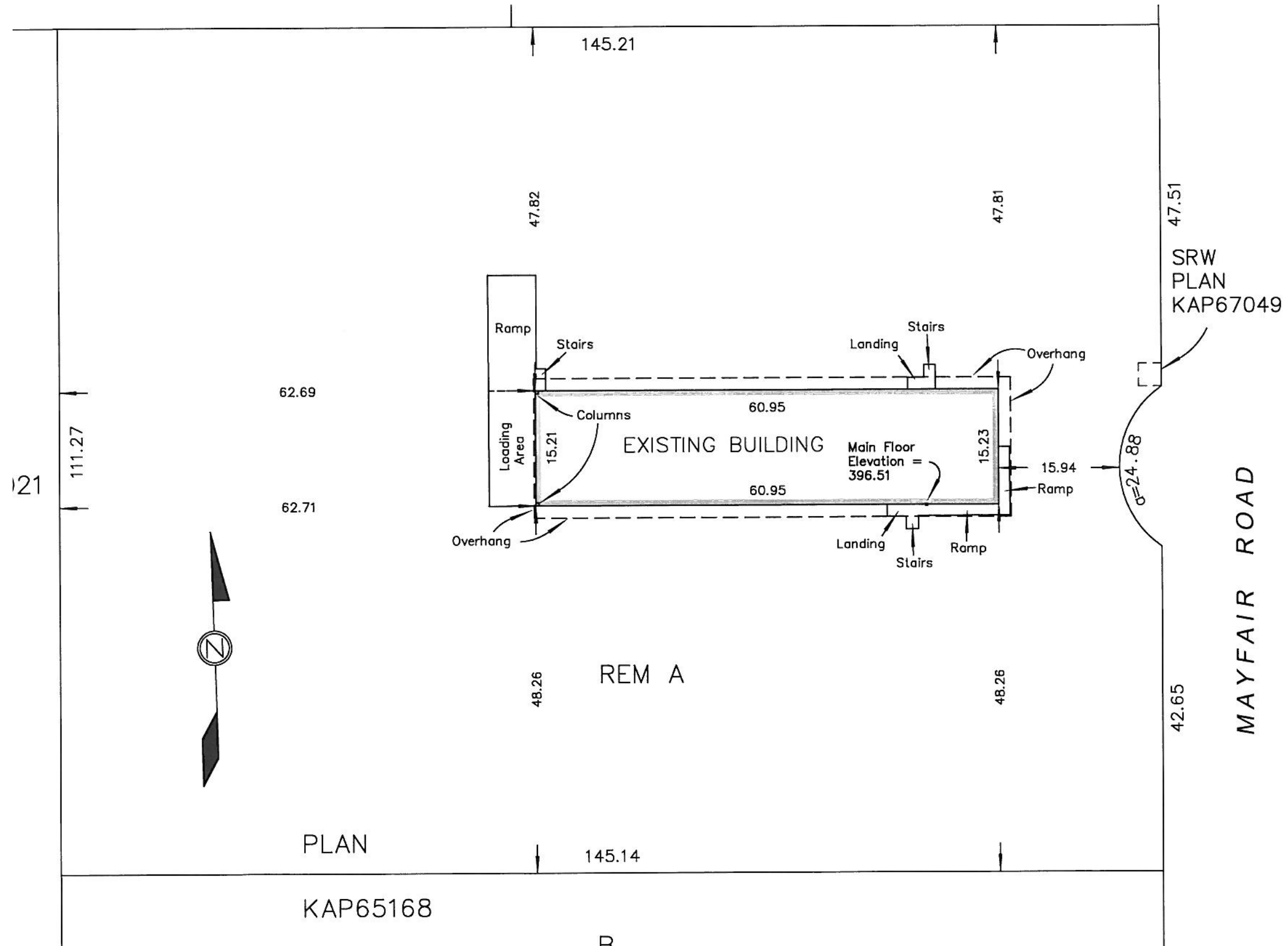




FLOOR PLAN



SITE PLAN



LOCATION OVERVIEW



**SUBJECT
PROPERTY**

MCCURDY RD

MAYFAIR RD

HIGHWAY 97

STREMEL RD

STEVE LAURSEN

PERSONAL REAL ESTATE CORPORATION

250.808.8101

stevelaursen@rlkcommercial.com

www.rlkcommercial.com

ROYAL LEPAGE KELOWNA

COMMERCIAL

N NICOLA
WEALTH
REAL ESTATE



This disclaimer shall apply to Steve Laursen Personal Real Estate Corporation (PREC*), RLK Commercial, Royal LePage Kelowna Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors. This disclaimer shall also apply to Nicola Wealth, the landlord.

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*, RLK Commercial, or Nicola Wealth and Royal LePage Kelowna and Nicola Wealth do not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Steve Laursen PREC* and Nicola Wealth 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*.

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.