



# FOR LEASE

PRIME INDUSTRIAL UNIT FOR LEASE IN KELOWNA'S FIRST  
LARGE-FORMAT PREMIUM INDUSTRIAL STRATA DEVELOPMENT  
WITH GRADE AND DOCK LOADING

**103 - 3440 CIRCUIT ROAD | KELOWNA BC**

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## PROPERTY DETAILS


 **MUNICIPAL ADDRESS**  
103 - 3440 Circuit Road  
Kelowna BC


 **UNIT SIZE**  
10,123 SF

 **ZONING**  
I2 | General Industrial.

 **LOADING**  
1 - 12' x 14' Grade-level loading door  
2 - 8'6" x 14' Dock level loading doors

 **YEAR BUILT**  
2024

 **LEGAL DESCRIPTION**  
LOT A DISTRICT LOT 32 AND  
SECTION 14 TOWNSHIP 23  
OSOYOOS DIVISION YALE  
DISTRICT PLAN EPP123820

 **LEASE RATE**  
\$17.95 / SF +

 **EST. ADDITIONAL RENT**  
\$6 / SF

## OVERVIEW

Explore this rare leasing opportunity at Unit 103 in Stratosphere, a cutting-edge industrial strata development by Beedie in the heart of the Okanagan Valley, and Kelowna's first large format premium industrial strata development with grade and dock loading.

Unit 103 presents 10,123 SF of versatile industrial space, comprising 8,050 SF on the ground floor and an additional 2,073 SF on the mezzanine. This unit includes prime features such as one grade loading door (12' x 14'), two dock loading doors (8'6" x 10'), impressive ceiling heights of 28' in the warehouse and 10' in the mezzanine, 1 accessible washroom, 15 designated parking stalls, and a skylight. Additionally, tenants benefit from modern amenities like high-efficiency LED lighting, gas-fired unit heaters, and an ESFR sprinkler system, alongside robust electrical capabilities with 200 amps at 347/600 volts per bay.



# PROPERTY FEATURES

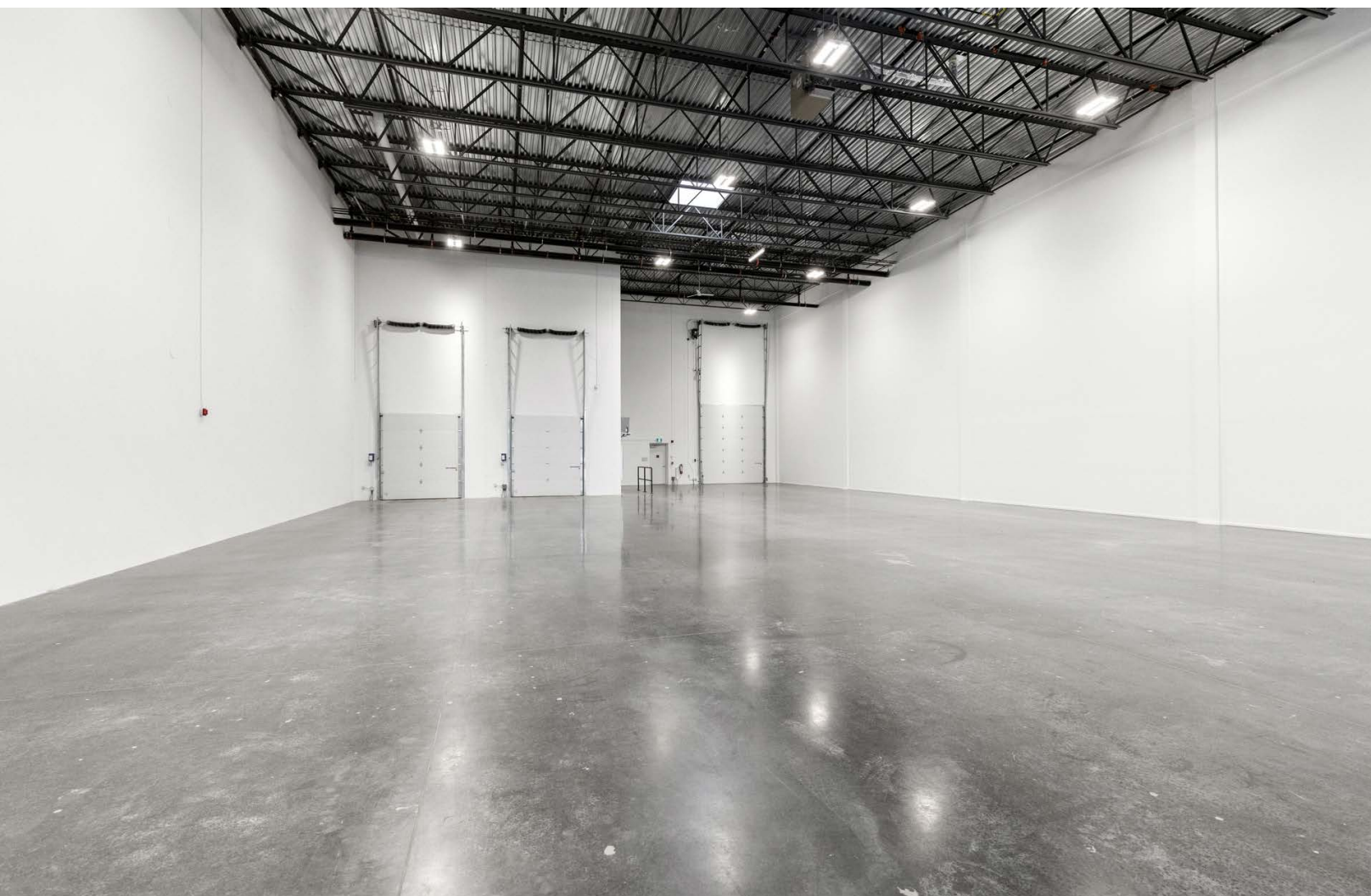
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- Ground Floor | 8,050 SF
- Mezzanine | 2,073 SF
- Total | 10,123 SF
- 28' clear ceiling height
- 15 designated parking stalls
- Power – 200 amps at 347/600 volts per bay
- Sprinklers - ESFR Sprinkler system
- Lighting – High-efficiency LED fixtures
- Heaters – Gas-fired heater

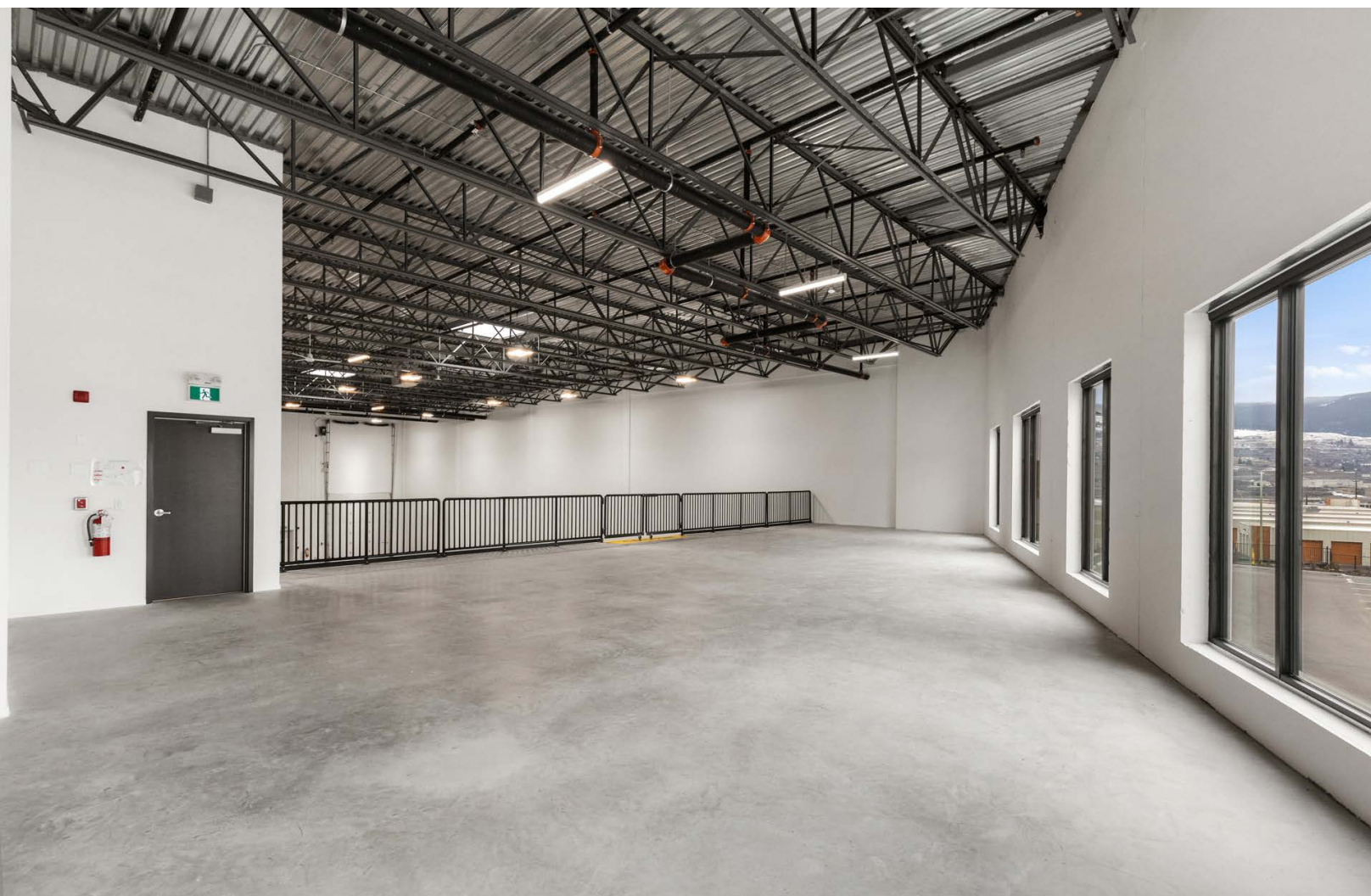
All room dimensions and floor areas must be considered approximate and are subject to independent verification.













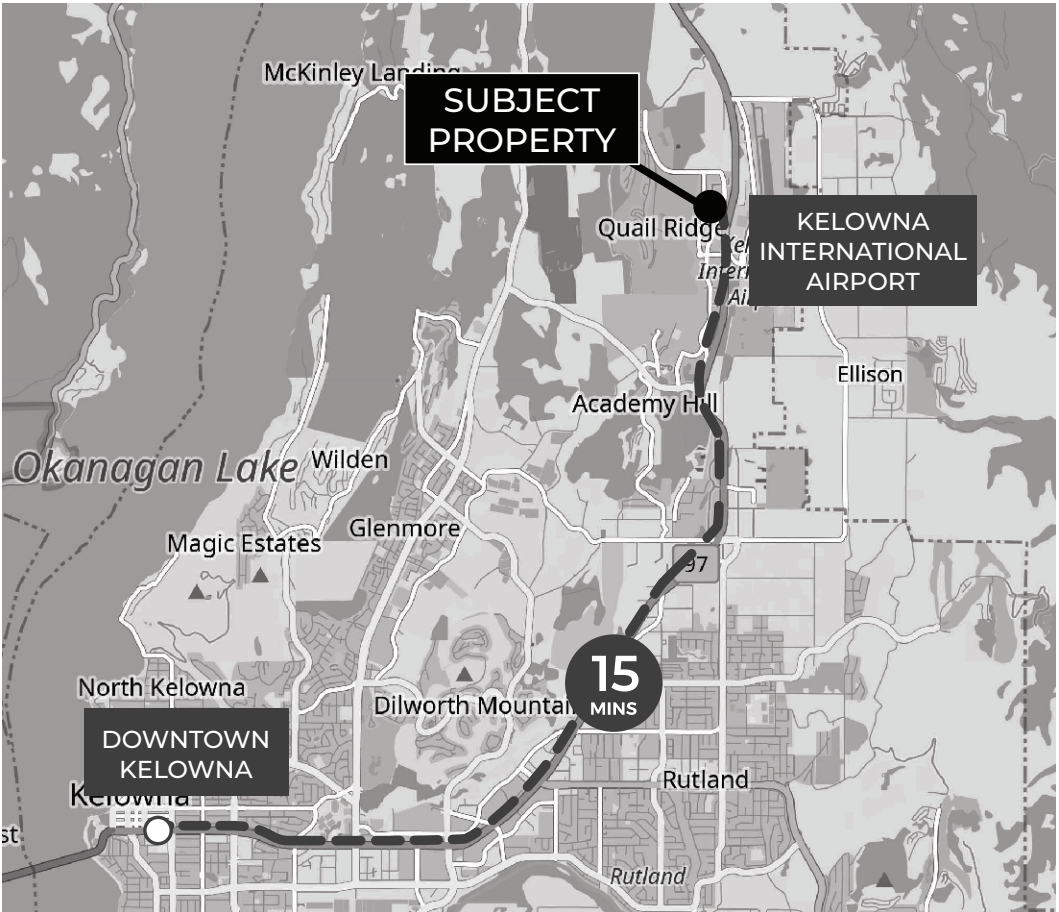
# SITE PLAN



# LOCATION

Conveniently situated just off Highway 97, unit 103 at Stratosphere offers unparalleled connectivity to the region’s main transportation arteries, providing a strategic advantage for businesses operating in the Interior. Adjacent to Kelowna International Airport, Stratosphere is the newest addition to the Airport Business Park.

Known as Kelowna’s Northern Gateway, the +/- 70-acre business park backs onto the University of British Columbia’s (UBC) Okanagan campus and comprised of unique mixed commercial. Notable industrial occupiers within the park include Overland West, Great Little Box Company, K2 Stone, Trail Appliances Distribution, and many others.



1 MIN  
TO  
HWY 97

2 MIN  
TO  
KELOWNA  
INTERNATIONAL  
AIRPORT

8 MIN  
TO  
HWY 33

15 MIN  
TO  
DOWNTOWN  
KELOWNA

34 MIN  
TO  
VERNON





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