

RECEIVERSHIP
SALE

TWO WELL-MAINTAINED FULLY OCCUPIED INDUSTRIAL
WAREHOUSE BUILDINGS OFFERING A COMBINED 266,600
SQUARE FEET OF SPACE SITUATED ON 14-ACRES OF LAND



NORTH KELOWNA INDUSTRIAL PARK

375 Potterton Road & 8826 Jim Bailey Crescent, Kelowna, B.C.

CBRE

ROYAL LEPAGE KELOWNA
RLK
COMMERCIAL

EXECUTIVE SUMMARY

CBRE Limited and Royal LePage Kelowna Commercial has been engaged by the Receiver to offer for sale under court order, the rare opportunity to acquire 375 Potterton Road & 8826 Jim Bailey Crescent, Kelowna B.C., (the “Properties” or “North Kelowna Industrial Park”) — two income-producing industrial properties offering a combined 266,602 sq. ft. of net rentable industrial space on a combined 14 acres.

The North Kelowna Industrial Park presents an excellent opportunity for investors to acquire two strategically located industrial properties at a strong yield in the growing Kelowna market. The buildings are located just 800 metres away from each other in the same industrial node, providing potential leasing synergies. The Properties are being offered for sale on both a portfolio and individual basis, with all offers subject to approval by the Court.

375 Potterton Road features a substantial 132,195 SF of NRA on a generous 7.78 acres. Fully-leased, this property offers a weighted average lease to expiry (WALE) of 2.77 years with tenants in manufacturing and distribution industries. The building is well-suited to a variety of industrial, logistics, and manufacturing uses, and contains full freezing and cooling capabilities.

8826 Jim Bailey Crescent complements the offering with an additional 134,407 SF of NRA and WALE of 3.90 years, leased to UPS and a tire distribution company, further solidifying the park’s position as a prime location for logistics businesses seeking to thrive in a rapidly growing market.

Strategically located in the Okanagan Valley, the Properties offer excellent access throughout the province with proximity to major arterial routes, including Highway 97, and are a 7-minute drive from the Kelowna International Airport.

A RARE OPPORTUNITY
TO OWN EXCELLENT
INDUSTRIAL SCALE IN
THE GROWING KELOWNA
MARKET



375 Potterton Road



8826 Jim Bailey Crescent



375 Potterton Road

KEY STRATEGIC INVESTMENT HIGHLIGHTS

- North Kelowna Industrial Park is 100% leased to 7 established tenants, providing a stable income stream and minimizing vacancy risk. The tenant mix includes businesses across various sectors, ensuring diversification and resilience in cash flow.
- The Properties are positioned at a value significantly below replacement cost, making the offering an appealing opportunity for investors looking to acquire a well-located industrial asset in a growing market.
- Both buildings feature ceiling heights ranging from 18 to 20 feet. 375 Potterton Road is equipped with 4 dock-level loading doors, 9 grade loading doors, and 1 drive-in loading door. 8826 Jim Bailey Crescent boasts 8 dock-level loading doors and 4 drive-in loading doors.

EXCELLENT LOCATION CHARACTERISTICS

- The Properties offer excellent access throughout the province with proximity to major arterial roads and transportation routes, including Highway 97 (4-minute drive) and the Kelowna International Airport (7-minute drive), making them well-suited for logistics operations.
- Located in the Okanagan Valley, the Properties are within a convenient 15-minute drive to the Kelowna City Centre.



14 ACRES



266,602 SF OF NRA



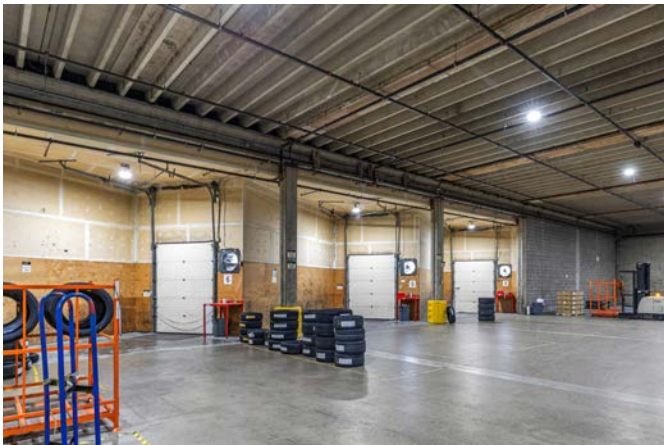
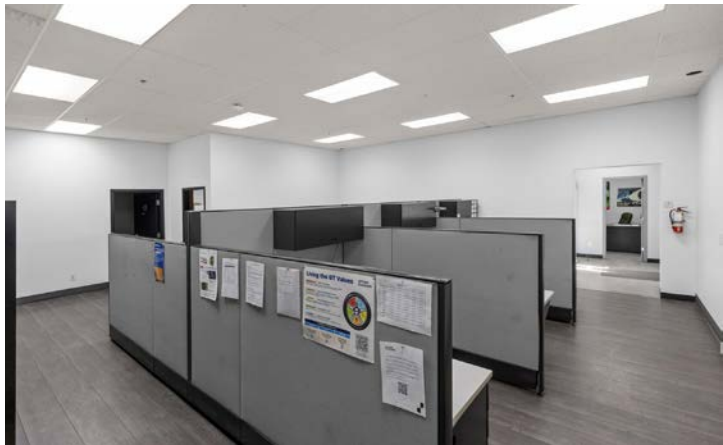
26 LOADING DOORS



Address	375 Potterton Road, Kelowna
PID	023-839-171
Site Size	7.8 Acres
Year Built	1972
NRA	Suite A -33,328 SF Suite B -32,916 SF Suite C -32,798 SF Suite D1 -16,659 SF Suite D2 -16,494 SF Total: 132,195 SF
Current Tenants	Bronco Industries, CHL Farms, Factors Group, Pratts Food Service, Premium Canada Holdings
Address	8826 Jim Bailey Crescent, Kelowna
PID	024-666-947
Site Size	6.2 Acres
Year Built	1970
NRA	Suite A1 -16,605 SF Suite A2 -117,802 SF Total: 134,407 SF
Current Tenants	United Parcel Services, National Tire Distribution
Total NRA	266,602 SF
Zoning	I-2 & I-3 (Industrial)
Total Leased	100%

PROPERTY PHOTOS

8826 JIM BAILEY CRESCENT



375 POTTERTON ROAD



LOCATION



DRIVE TIMES

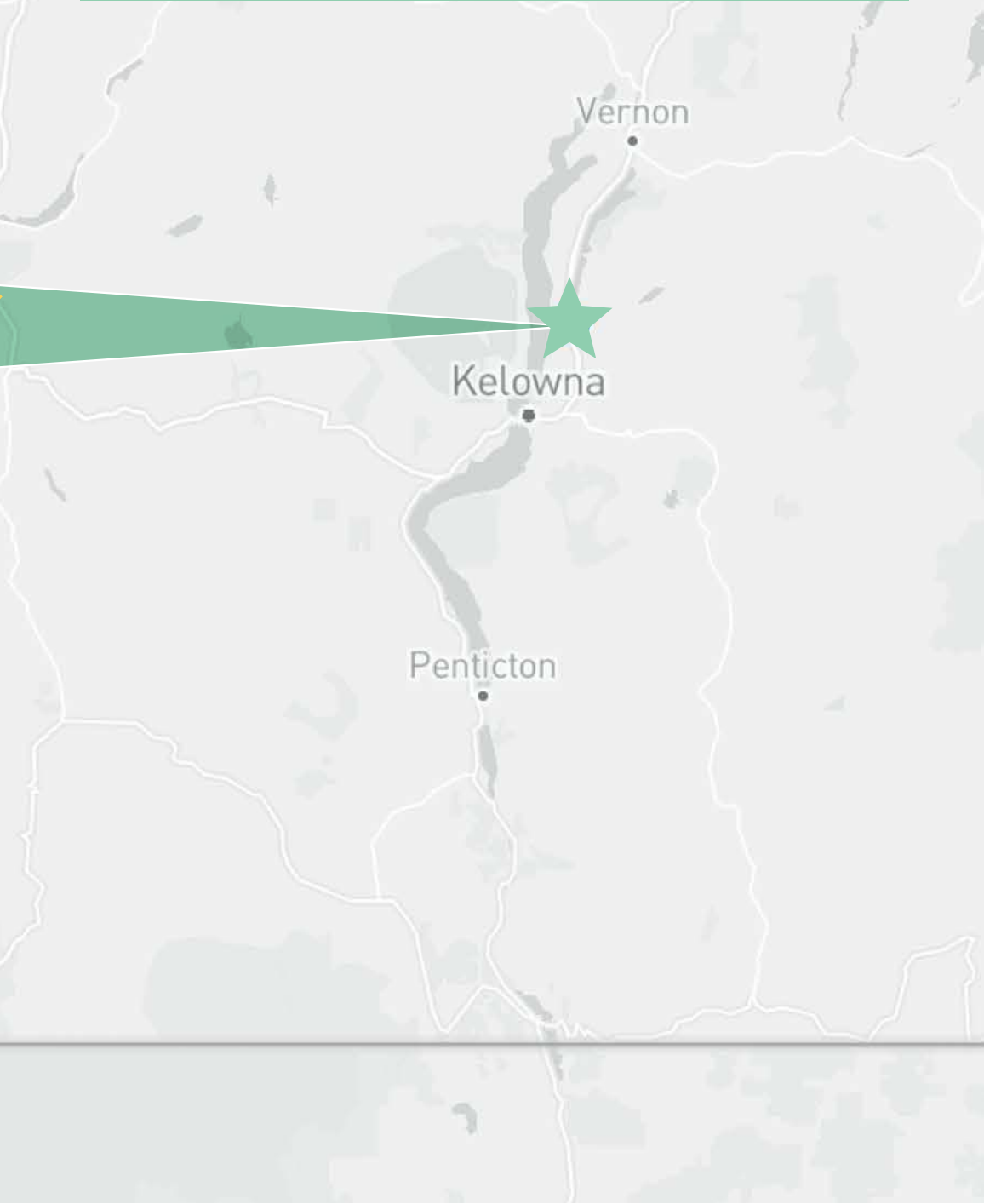
04 MINS Highway 97

16 MINS Highway 33

24 MINS Vernon

08 MINS Kelowna Int'l Airport

20 MINS Downtown Kelowna



NORTH KELOWNA INDUSTRIAL PARK

375 Potterton Road & 8826 Jim Bailey Crescent, Kelowna, B.C.

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