

FOR SALE



100% LEASED, 134,407 SQUARE FOOT INDUSTRIAL PROPERTY ON 6.2 ACRES

8826 Jim Bailey Crescent, Kelowna BC

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ROYAL LEPAGE KELOWNA
COMMERCIAL

THE OPPORTUNITY

8826 Jim Bailey Crescent is ideally situated in the core of the North Kelowna Industrial Area, with quick access to Highway 97. This highly accessible location allows for efficient north-south movement throughout the Okanagan Valley and seamless connectivity to key markets including Vernon, West Kelowna, and Lake Country.



134,407 SF total building area



Excellent proximity to Highway 97



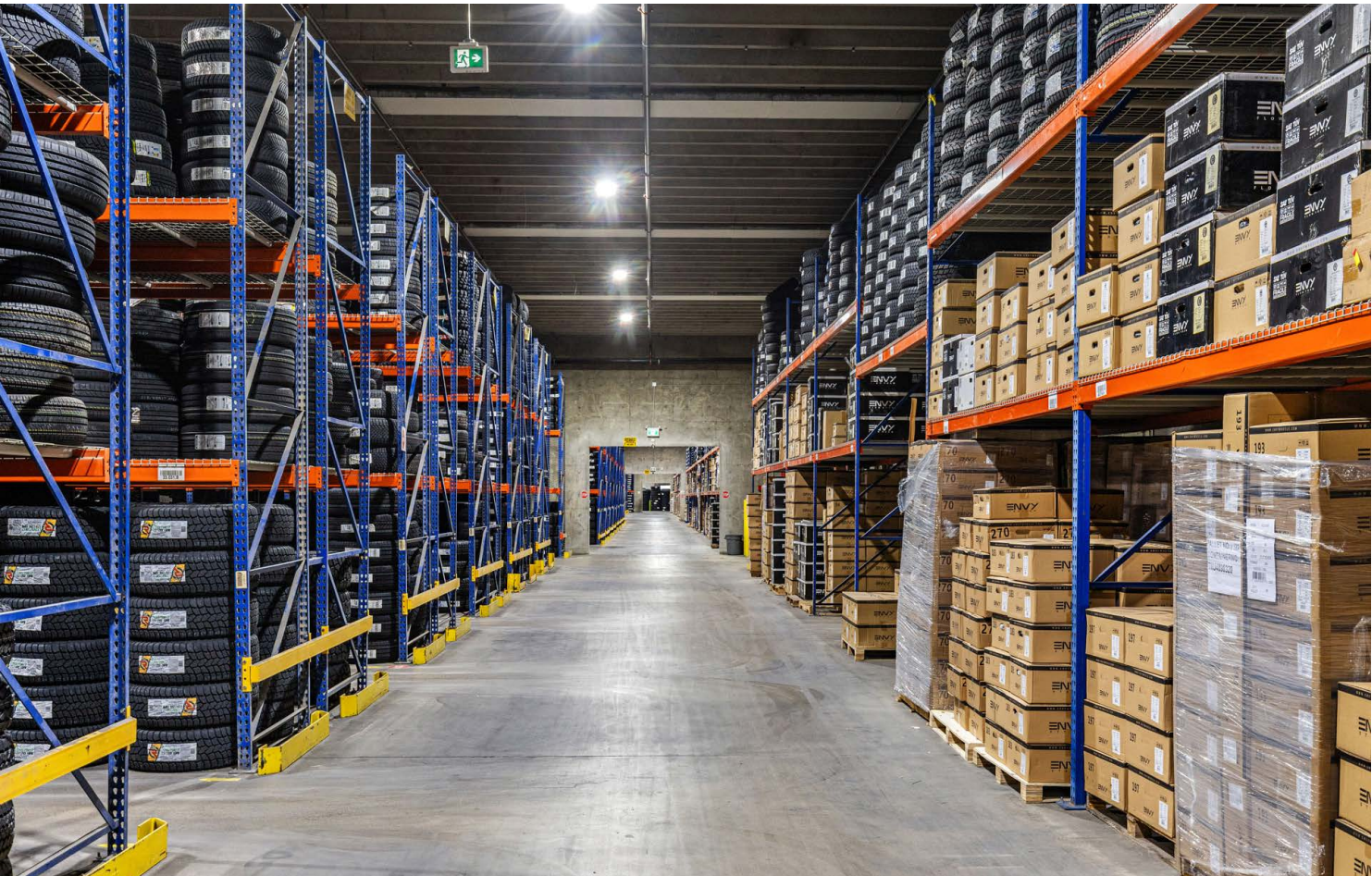
I-3 Industrial Zone

KEY STRATEGIC INVESTMENT HIGHLIGHTS

- 100% leased to two established tenants, providing a stable income stream and minimizing vacancy risk. The current Tenants have been in operation at this location for over 10 years.
- 8826 Jim Bailey Crescent features ceiling heights ranging from 18 to 20 feet plus 8 dock-level loading doors and 4 drive-in loading doors.

PROPERTY SUMMARY

FEATURE	DETAILS
Civic Address	8826 Jim Bailey Crescent, Kelowna
PID	024-666-947
Building Area	Suite A1: 16,605 SF - United Parcel Service (UPS), Suite A2: 117,802 SF - Groupe Touchette Total: 134,407 SF
Zoning	I-3- Heavy Industrial Zone
Loading	8 dock-level oading doors and 4 drive-in loading doors
HVAC	Forced air heating in warehouse & HVAC throughout office
Current Tenants	United Parcel Service (UPS) and Groupe Touchette
Ceiling Height	18-20' clear
Sprinklers	EFSR
Guidance Price	Contact Agents for Detail

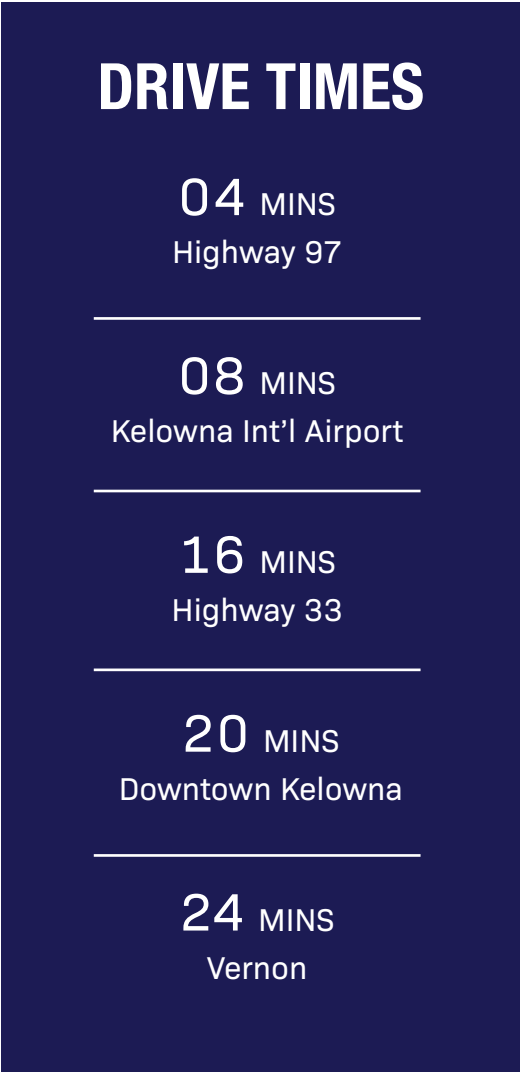
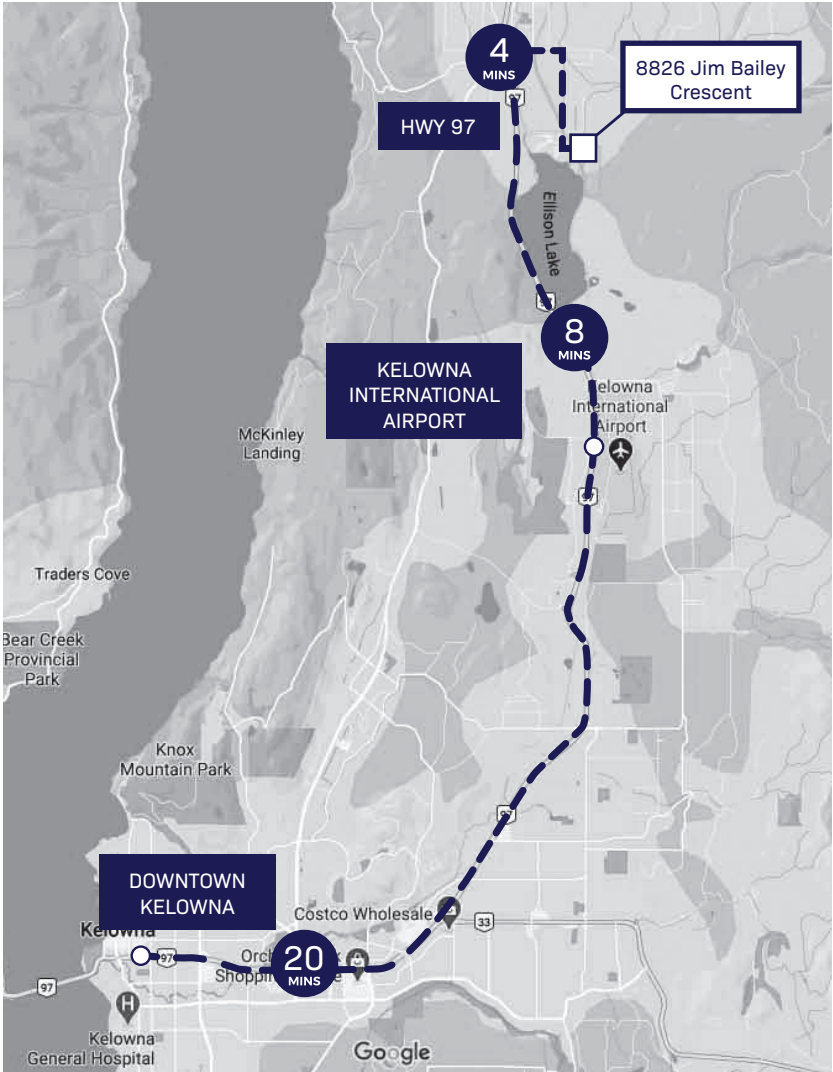


LOCATION HIGHLIGHTS

The property is located in the North Kelowna Industrial Area, within minutes of Highway 97 and a short drive from the Kelowna International Airport, providing convenient access for air freight and regional distribution throughout the Okanagan. The area also offers proximity to Highway 33, connecting efficiently to Lake Countray and the broader Central Okanagan. Surrounded by an established base of industrial users, this location offers an ideal balance of accessibility, labour availability, and cost efficiency for warehousing, distribution, and manufacturing operations seeking a strategic foothold in the Okanagan Valley.

EXCELLENT LOCATION CHARACTERISTICS

- The Property offers 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 Property is within a convenient 15-minute drive to the Kelowna City Centre.



CURRENT TENANTS

United Parcel Service (UPS)

United Parcel Service (NYSE: UPS) is one of the world’s largest transportation and logistics companies, providing package delivery, freight forwarding, warehousing, supply chain management, customs brokerage, and e-commerce logistics solutions. Founded in 1907 and headquartered in Atlanta, Georgia, UPS serves more than 200 countries and territories through an extensive global air and ground transportation network with over 460,000 employees worldwide.

Groupe Touchette

Founded in 1979 and headquartered in Montréal, Québec, Groupe Touchette is the largest Canadian-owned tire distributor in the country with more than 1,700 employees across 45 distribution centres nationwide. The company provides value-added tire distribution, logistics, and supply chain services to automotive manufacturers, dealerships, independent tire retailers, commercial fleets, and consumers through its national distribution network.





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