

Warehouse Spaces  
**FOR LEASE**



## 2646 Kyle Rd.

Available for immediate occupancy. Located in West Kelowna's industrial area just one block from highway 97, a prime location with easy access to major roads and amenities. Built in 2020, this property is zoned light industrial allowing for a variety of tenants from breweries to warehouses to offices. Excellent neighbourhood anchors and a functional base unit demise make for a great opportunity to relocate or start your business in this tight light industrial market. Base rents \$18.50-\$21.00

Shaun Greenaway  
personal real estate corporation  
604.902.3888  
info@shaungreenaway.com



Scott Ross  
personal real estate corporation  
250.878.0159  
Scott.ross@sothebysrealty.ca



## **BUILDING SPECIFICATIONS**

Each unit is equipped with the following;

- Mezzanine and 5 dedicated parking stalls, plus additional space in the rear of the building
- Mezzanine constructed with steel with a polished concrete floor
- Ceiling height of 24
- Floor slab design loading is uniform at 500 psf and point load at 8,000 lbs
- Grade level motorized loading doors at 10' w x 12' h
- Gas heaters for the large warehouse space including digital thermostats and 2 large electric ceiling fans
- Electric baseboard heaters in mezzanines and front vestibule area has an electric overhead heater. (Units 202 and 203 have air conditioning installed)
- Each unit is equipped with a 3 phase 200 amp
- Utilities and services are individually metered
- Overhead sprinklers for fire protection
- High efficiency LED lighting indoor and outdoor lighting
- Each unit includes an accessible washroom

## **ZONING**

### **12.1. LIGHT INDUSTRIAL ZONE (I1)**

Auctioneering establishment, Brewery, distillery or meadery, Bulk fuel depot, Commercial storage, Contractor service, Fire, police or ambulance service, Food bank, Freight or distribution outlet, Greenhouse or plant nursery, Heavy equipment sales, rental and repair, Heliport facility, Industry general, Kennels, Office, Outdoor storage, Recreation services, indoor, Restaurant, Retail, service commercial, Utility service, Veterinary clinic, Warehouse



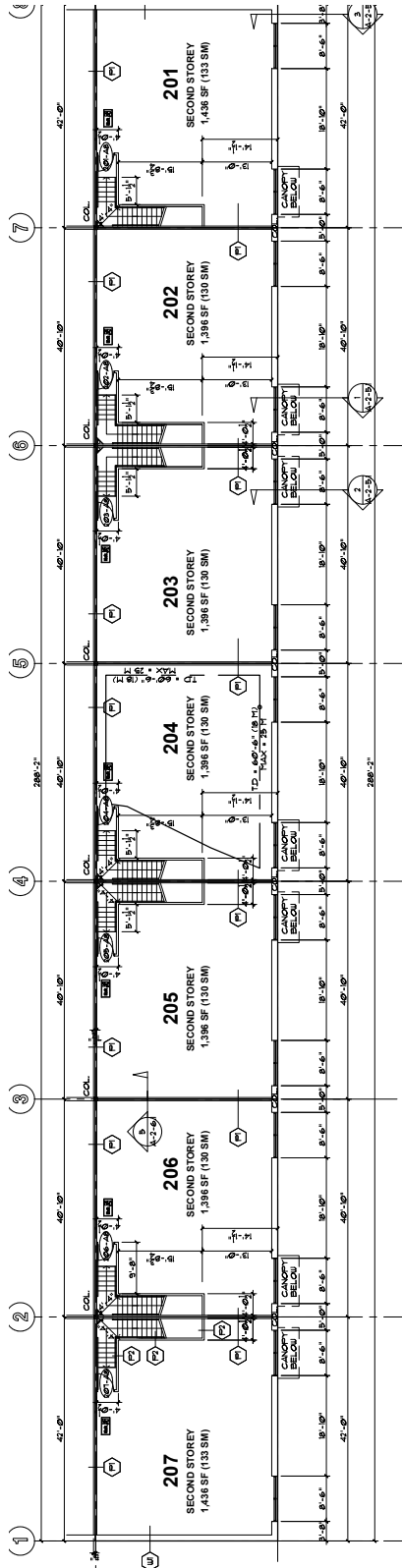
Unit	Strata Lot	Type	Main Floor (sqft)	Mezzanine (sqft)	Tenant
#201	SL21	Warehouse	4,427	1,436	LEASED
#202	SL22	Warehouse	3,881	3,853	Vacant
#203	SL23	Warehouse	4,305	4,178	Vacant
#204	SL24	Warehouse	4,489	1,396	LEASED
#205	SL25	Warehouse	4,489	1,396	LEASED
#206	SL26	Warehouse	4,489	1,396	Vacant
#207	SL27	Warehouse	4,623	1,436	Vacant

Shaun Greenaway  
 personal real estate corporation  
 604.902.3888  
 info@shaungreenaway.com

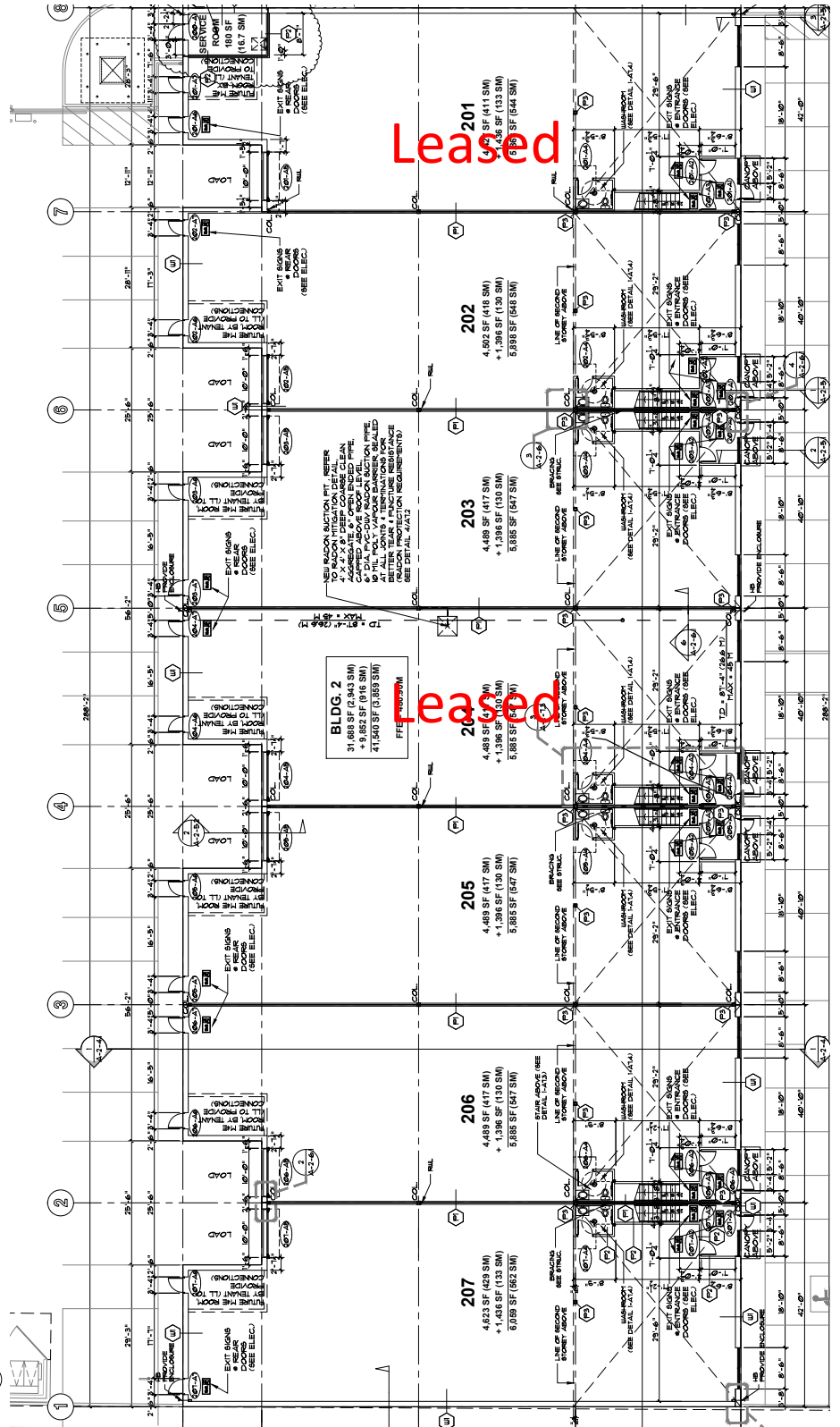


Scott Ross  
 personal real estate corporation  
 250.878.0159  
 Scott.ross@sothebysrealty.ca





2 SECOND FLOOR PLAN  
SCALE: 3/32" = 1'-0"



Shaun Greenaway  
personal real estate corporation  
604.902.3888  
info@shaungreenaway.com



Scott Ross  
personal real estate corporation  
250.878.0159  
Scott.ross@sothebysrealty.ca

