

FOR SALE / FOR LEASE

BRAND NEW INDUSTRIAL SPACE

105 - 3310 Carrington Rd, West Kelowna, BC

3,830 SF Industrial Space Located in Carrington Business Park



Derek Nystrom*

Macdonald Commercial

604.644.8652

derek.nystrom@macdonaldcommercial.com

* Personal Real Estate Corporation

Noel Acres*

Venture Commercial

250.826.6635

noel.acres@venturecommercial.ca

* Personal Real Estate Corporation

Macdonald
COMMERCIAL

— member of —

CORFAC
INTERNATIONAL

105 - 3310 CARRINGTON ROAD, West Kelowna, BC

DESCRIPTION

Unique opportunity to purchase a 3,830 square foot brand new industrial space in the highly desirable Carrington Business Park in West Kelowna. The unit features a 24' ceiling, 200-amp 3 phase power, 12' x 12' overhead door, two washrooms and five parking stalls. Excellent end user opportunity with vacant possession possible Q1 2024. Carrington Business Park is strategically located in West Kelowna with highway exposure, offering easy access to Kelowna and nearby retail centres via Highway 97. The property offers a central location with easy access to transit, and walking distance to Walmart, Canadian Tire, Home Depot, Tim Horton's and Two Eagles Golf Course.



PROPERTY INFORMATION

Complex name
Carrington Business Park

Address
105-3310 Carrington Road, West Kelowna, BC

Zoning
Business Industrial, Service Commercial, Office, Residential & Ancillary Retail

Unit size	Year built
3,830 SF	2023
Ceiling Height	Power
24' clear	200 amp 3 phase power

Doors	Air conditioning
12' x 12' overhead	Yes

Parking stalls	Heating
5	Gas fired

LEASE RATE
\$15/SF/YR *(Please inquire for more details)*

SALE PRICE
\$1,214,000 *(\$317/SF)*

**Vacant possession possible Q1 2024*

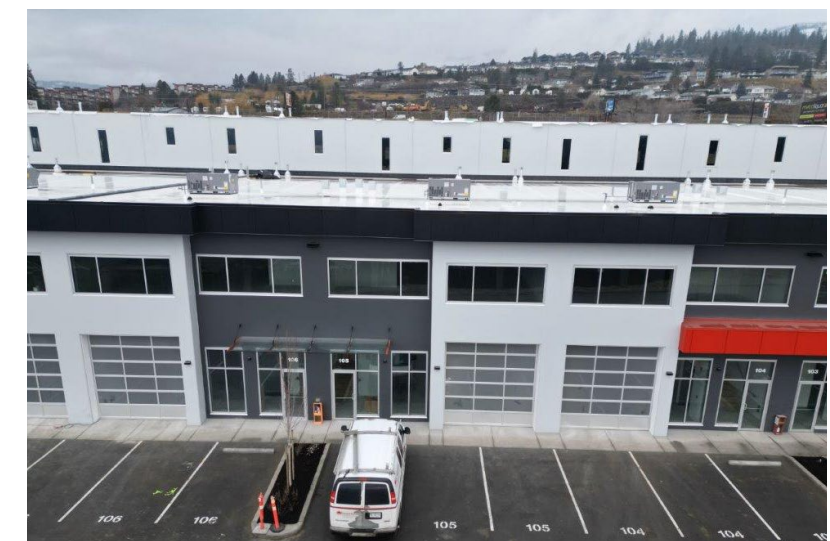


HIGHLIGHTS

Best value in the Okanagan (\$317/sf for a new build)

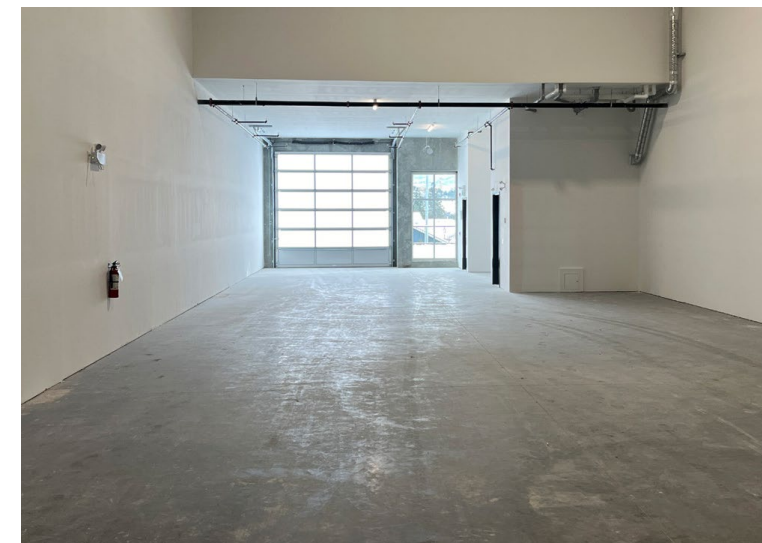
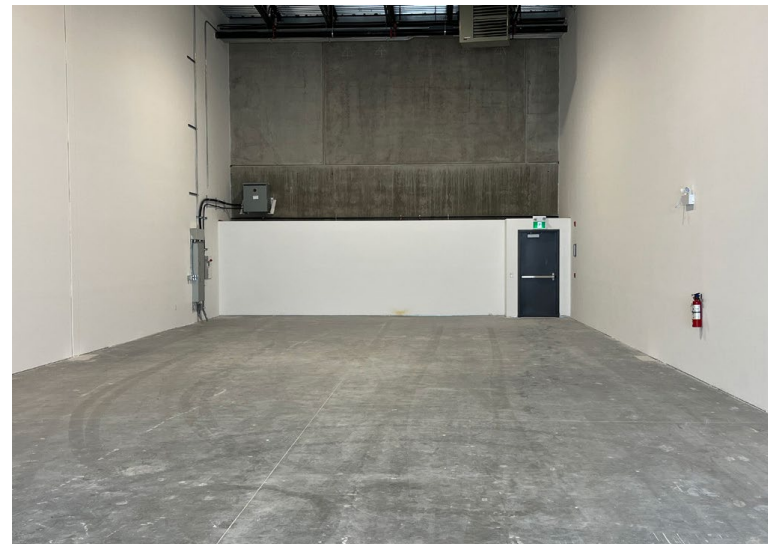
Highway exposure, 30,000+ vehicles/day

Flexible zoning: Business Industrial, Service Commercial, Office, Residential & Ancillary Retail



FEATURES

- » Concrete foundations, painted/insulated tilt up exterior concrete walls, internal & roof steel structure, pre-finished thermally broken glazing, OH loading doors.
- » Typical floor loads up to 300 lbs/sf (ground level), 50 lbs/sf (2nd floor). Ground level floor is concrete slab on grade; 2nd floor structure: TJI with Plywood Sheathing.
- » Ceiling Heights: 24' to underside of ceiling truss in warehouse area, 13'6" to underside of 2nd floor joists, 9' heights on second floor.
- » Concrete or gypsum board wall finishes that are taped, filled, sanded, ready for primer & paint.
- » 12' x 12' exterior overhead doors at the front.
- » ESP Sprinklers to open floor plan.
- » 200A 120/208V, 3 phase 42 circuit electrical panel. There will be a floor mounted step down transformer in the unit powering this panel from a 70A, 347/600V, 3 phase service.
- » Linear fluorescent or LED lighting will be installed in the warehouse, second floor, and ground floor storage/retail areas to meet the minimum requirements of the Building Bylaw.
- » Sprinklered to an open floor plan, with floors and interior walls providing a fire resistance rating as required by the Building Code and in general compliance with NFPA-13.
- » HVAC - rooftop unit with stubbed in supply & return. Heating on the ground (warehouse) floor is provided by gas fired unit heaters installed by the Vendor.
- » Finished main floor washroom (interior walls primed & painted drywall with fixtures & accessories provided; vinyl plank flooring, drywalled ceilings under second floor.
- » Finished washroom on the second floor



THE FLOOR PLAN



105 - 3310 CARRINGTON RD

Ground Floor 2,703 SF

Mezzanine 1,127 SF

Total Size 3,830 SF

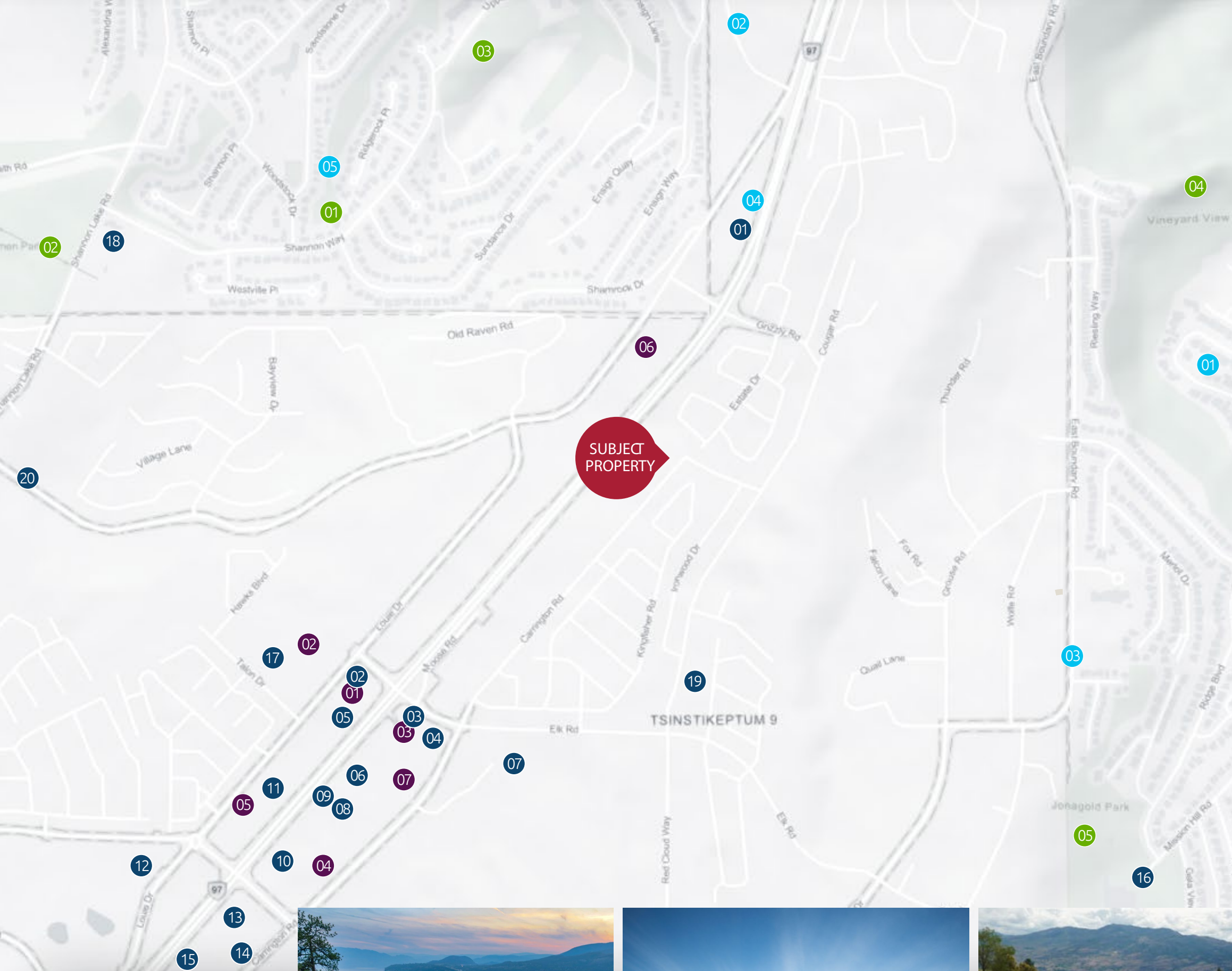
LEASE RATE

\$15/SF/YR *(Please inquire for more details)*

SALE PRICE

\$1,214,000 *(\$317/SF)*





AMENITIES

RESTAURANTS / CAFES

1. Urban Distilleries & Winery
2. Popeyes Louisiana Kitchen
3. Kelly O'Bryan's Restaurant
4. C-Lovers Fish & Chips
5. Burger King
6. Tim Hortons
7. 19 Okanagan Grill + Bar
8. Kekuli Café Coffee West Kelowna
9. Specialty Bakery
10. Subway
11. Starbucks
12. Red Swan Pizza
13. Kaiso Japanese and Thai Cuisine
14. Buster's Pizza & Donair Vietnamese Restaurant
15. Bamboo Chopsticks
16. Mission Hill Family Estate Winery
17. McDonald's
18. Neighbours Pub
19. Charcuterie Chics
20. Authentico Catering
21. Villages Pizza
22. Momo Sushi
23. Smoke Shack Deli

SHOPPING & SERVICES

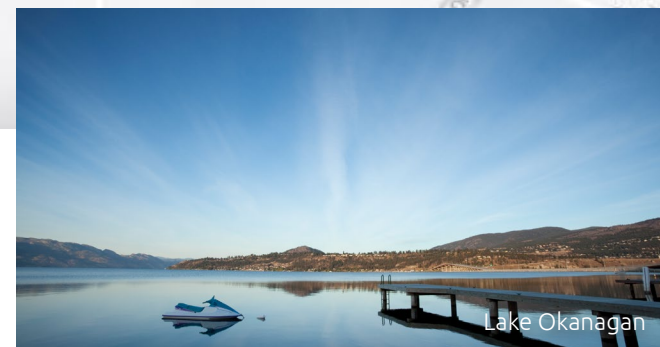
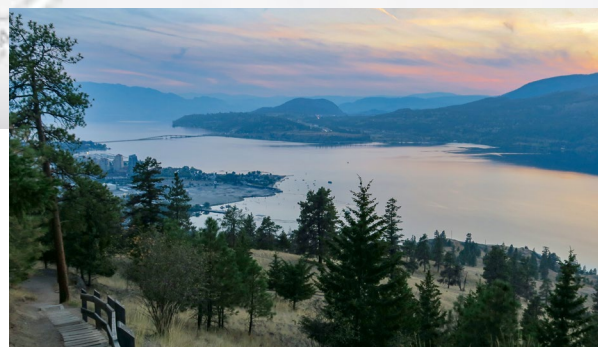
1. London Drugs
2. Walmart Supercentre
3. Nature's Fare Markets
4. Canadian Tire
5. M&M Food Market
6. Canco Gas + One Stop Convenience
7. RBC Royal Bank

PARKS & RECREATIONS

1. Shannon Lake Tennis Courts
2. Kinsmen Athletic Park
3. Shannon Way Park
4. Vineyard View Park
5. Jonagold Park

SCHOOLS

1. Chief Tomat Elementary
2. Constable Neil Bruce Middle School
3. Chief Tomat Preschool
4. Class of West K
5. Shannon Lake Elementary



Lake Okanagan

Majoros Pond Park

Memorial Park

Derek Nystrom*

Macdonald Commercial

604.644.8652

derek.nystrom@macdonaldcommercial.com

* Personal Real Estate Corporation

Noel Acres*

Venture Commercial

250.826.6635

noel.acres@venturecommercial.ca

* Personal Real Estate Corporation

Macdonald
COMMERCIAL

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.