



Industrial Units For Lease

3196 Appaloosa Road, Kelowna, BC



PROPERTY FEATURES



Unit Size

1,877 sf.
Units can be combined



Rent

\$20.00 per sf net
\$6.00 per sf st. NNN



Unit Heights

21' - 24' clearance height,
no mezzanines



Washroom

Completed 2-piece
Washroom



Zoning

I2- General Industrial



Parking

2 stalls per unit



Unit Power

200 Amp
(120/208V-3 Phase)



Unit Heating

Gas fired unit heater

Opportunity to lease functionally built, small bay industrial units centrally located within the new Appaloosa industrial corridor, adjacent to Sexsmith Rd. These remaining 1,877 SF units are designed with the end user in mind. The units have a minimum 21' clearance height with no obstructive mezzanines, allowing for increased vertical storage and usability. Each unit comes with a completed 2-piece washroom, gas fired heater and 16' overhead doors.



Site Plan - 3196 Appaloosa Rd.



Unit	Total SF	Base Rent	Triple Net	Unit	Total SF	Base Rent	Triple Net
101	1,877	\$20.00/sf	\$6.00/sf	107	1,233	LEASED	-
102	1,877	\$20.00/sf	\$6.00/sf	108	1,233	LEASED	-
103	1,877	\$20.00/sf	\$6.00/sf	109	1,233	LEASED	-
104	1,877	LEASED	-	110	1,233	LEASED	-
105	1,877	LEASED	-	111	1,233	LEASED	-
106	1,877	LEASED	-	112	1,233	LEASED	-



Let's chat.

Noel Acres

PERSONAL REAL ESTATE CORPORATION

noel.acres@venturecommercial.ca
250.826.6635

Sol Benson

sol.benson@venturecommercial.ca
250.317.1077

Venture Commercial was born from a competitive vision to reimagine and elevate the practices of commercial real estate. Our clients benefit from the expertise of the largest commercial real estate brokerage in the Okanagan and the flexible, collaborative and creative representation of a boutique real estate firm.

Our highly driven team is dedicated to building longstanding relationships and uncovering opportunity for our clients. As industry leaders, we aim to guide you through the process with wisdom, fairness and transparency every step of the way. Success for us is not the next commission; rather, it is defined by establishing partnerships throughout the complete life cycle of our client's business.

This document/email has been prepared by Venture Commercial, a division of Venture Realty Corp. for advertising and general information only and makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability.

We assume that the property is free of any environmental condition that would negatively impact the market value of the property. Unless otherwise stated, we have not performed a review of title, nor any encumbrances that appear on title. We are not Lawyers, nor Accountants and thus are not qualified to provide legal or accounting advice.

Any interested party should undertake their own inquiries as to the accuracy of the information. Venture Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Venture Realty Corp and its division, Venture Commercial and /or its licensor(s).