

**#4, #5, #6 - 685 FINNS ROAD, KELOWNA**  
FUNCTIONAL MOVE-IN READY INDUSTRIAL UNITS

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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**Functional move-in ready industrial units**



**Multiple size options available**



**Great central location with quick access to Hwy 97**



**Exterior signage opportunities**

## Overview

Functional light industrial units available for lease. Multiple size options and configurations available to best suit your business needs (1,444 - 5,685 sqft). This is a great opportunity for any business looking for move-in ready light industrial space in one of the most accessible areas in Kelowna. Ample parking available on-site and great signage opportunities on the exterior facade of the building. Available December 1, 2024. Please contact the listing agent to receive more information and set up a tour.

## Property Highlights

UNIT	MAIN FLOOR	MEZZANINE	TOTAL SIZE
4	± 1,094 SQFT	± 350 SQFT	± 1,444 SQFT
5	± 1,856 SQFT	± 375 SQFT	± 2,231 SQFT
6	± 2,010 SQFT	0	± 2,010 SQFT
<b>All Units Combined</b>	<b>± 4,960 SQFT</b>	<b>± 725 SQFT</b>	<b>± 5,685 SQFT</b>

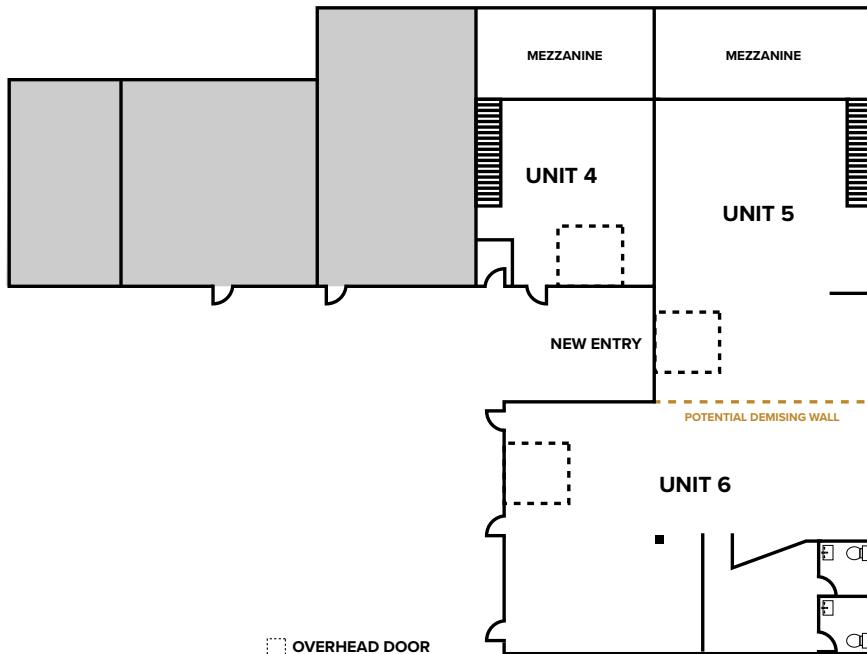
ZONING  
I2

BASIC RENT  
\$18.00/sqft

ADDITIONAL RENT  
\$5.44/sqft

OVERHEAD DOORS  
14ft X 12ft

AVAILABILITY  
December 1, 2024



Sizes are approximate and based on architectural measurements.







**INCLUDES**  
Ample parking,  
pylon signage,  
flexible unit sizes







## Minutes Away from Highway 97

The property is located just east of Highway 97, between McCurdy Corner and Reid's Corner. The property can be easily accessed by Highway 97 from Finns Road or Findlay Road. This central location makes it drivable and convenient for clients, visitors, and employees from all parts of the Central Okanagan.

## For More Information Contact

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