

KYLE KELOWNA

The next level
opportunity in
Industrial ownership.

2648

MECHANICAL /
ELECTRICAL ROOM

2648 KYLE ROAD, KELOWNA, BC

UNIONALLIED.CA/KYLEKELOWNA

UNIONALLIED
CAPITAL CORPORATION

KYLE KELOWNA

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OPPORTUNITY

Kyle Kelowna gives investors the chance to lease new cutting-edge, industry-leading industrial space in an up-and-coming sector in the Kelowna Area, BC. Offering 20 lots for a total of 34,575 SF including concrete mezzanine space, Kyle Kelowna features top-of-the-line specifications including a 24' clear ceiling height, 12' x 14' grade-level loading doors, 100A 3-phase electrical service and a full sprinkler system. Create your next opportunity at West Kelowna's newest industrial development before the competition comes along.

COMMUNITY DRIVEN

The close-knit culture and focus on community confer benefits in networking and fostering closer bonds between customers, employees, and owners, which makes establishing a business in Kelowna a more attractive prospect.

POPULATION GROWTH

According to Statistics Canada, Kelowna is currently the fastest-growing city in British Columbia, with a growth rate of 1.8%. The local population is projected to grow at an annual rate of 1.51% through to 2030.

COST EFFECTIVE

With lower startup costs compared to more developed regions, businesses can get more for their investment in the up-and-coming Kelowna market.

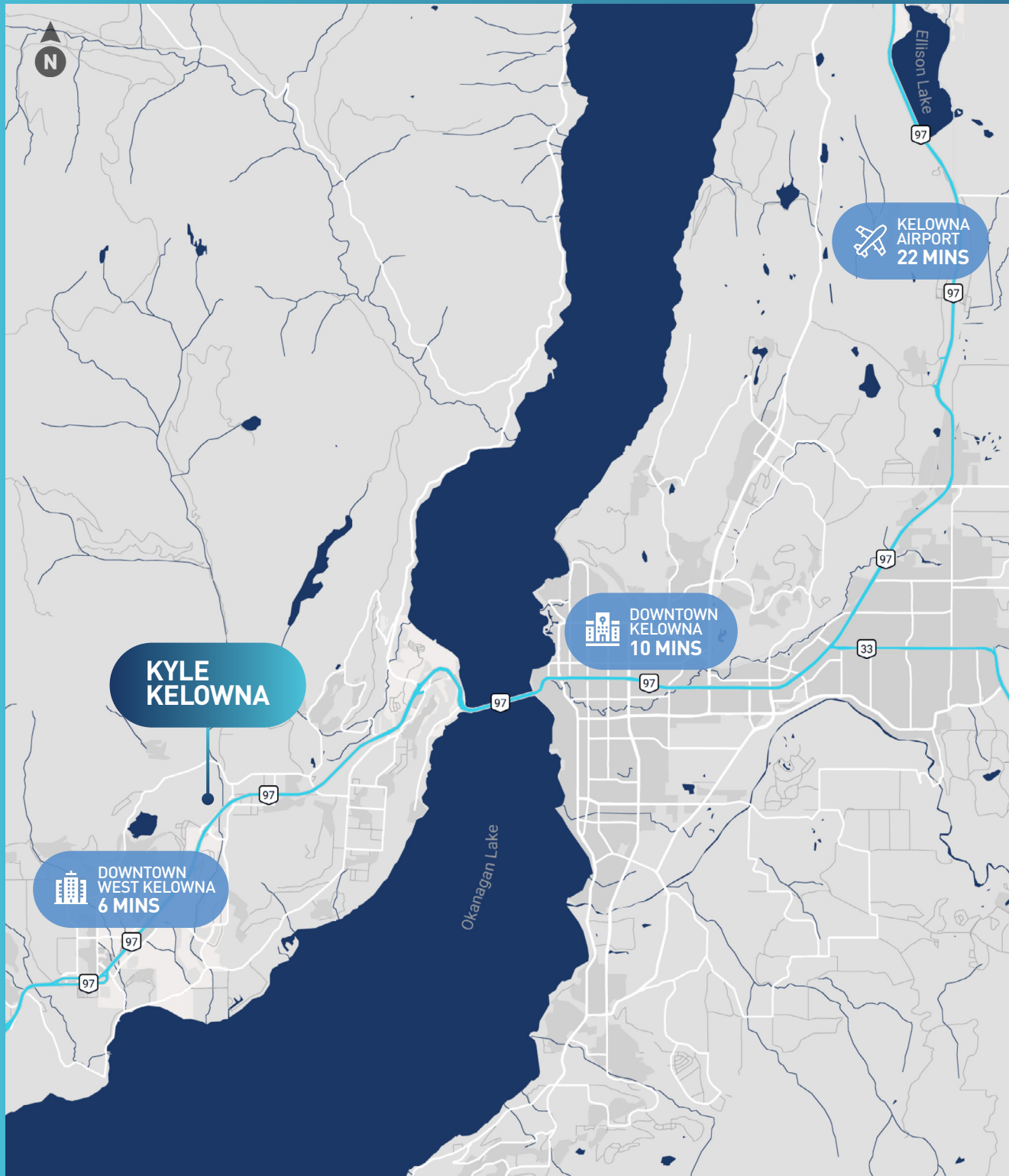
OPPORTUNITY TO EXPAND

Despite the COVID-19 pandemic, Kelowna's industrial sector remains strong. Businesses can take advantage of Kelowna's industrial vacancy rate—among the lowest in Canada at 0.5%—as demand continues to increase.

FIRST POINT OF ENTRY FROM METRO VANCOUVER

West Kelowna is the first point of entry to the Okanagan Valley from Metro Vancouver via the Okanagan Connector, which is just minutes away from Kyle Road.





LOCATION

Located on Kyle Road in the heart of the burgeoning Okanagan region, Kyle Kelowna offers companies direct access to amenities along Highway 97. Only minutes away from Downtown Kelowna and Downtown Westbank and less than 25 minutes from Airport Industrial Park, this development is perfectly positioned to connect your business to the Kelowna Area and beyond. With nearby transit lines and surrounded by various restaurants, hotels, and other local amenities, Kyle Kelowna offers a prime location for all groups—employees, customers, and businesses.

I-1 GENERAL INDUSTRIAL ZONE

Warehouse

Contractor Service

Industry / General

Recreation Services / Indoor

Retail / Service Commercial

Office

Commercial Storage

Brewery / Distillery / Meadery



FEATURES



CEILING HEIGHT
24' clear ceiling height



LOADING
One grade loading per unit



HEATERS
Gas fired unit heaters



PARKING
Parking spaces included with individual units



CONSTRUCTION
Concrete mezzanine space



ELECTRICAL SERVICE
100 Amp 3-phase electrical service

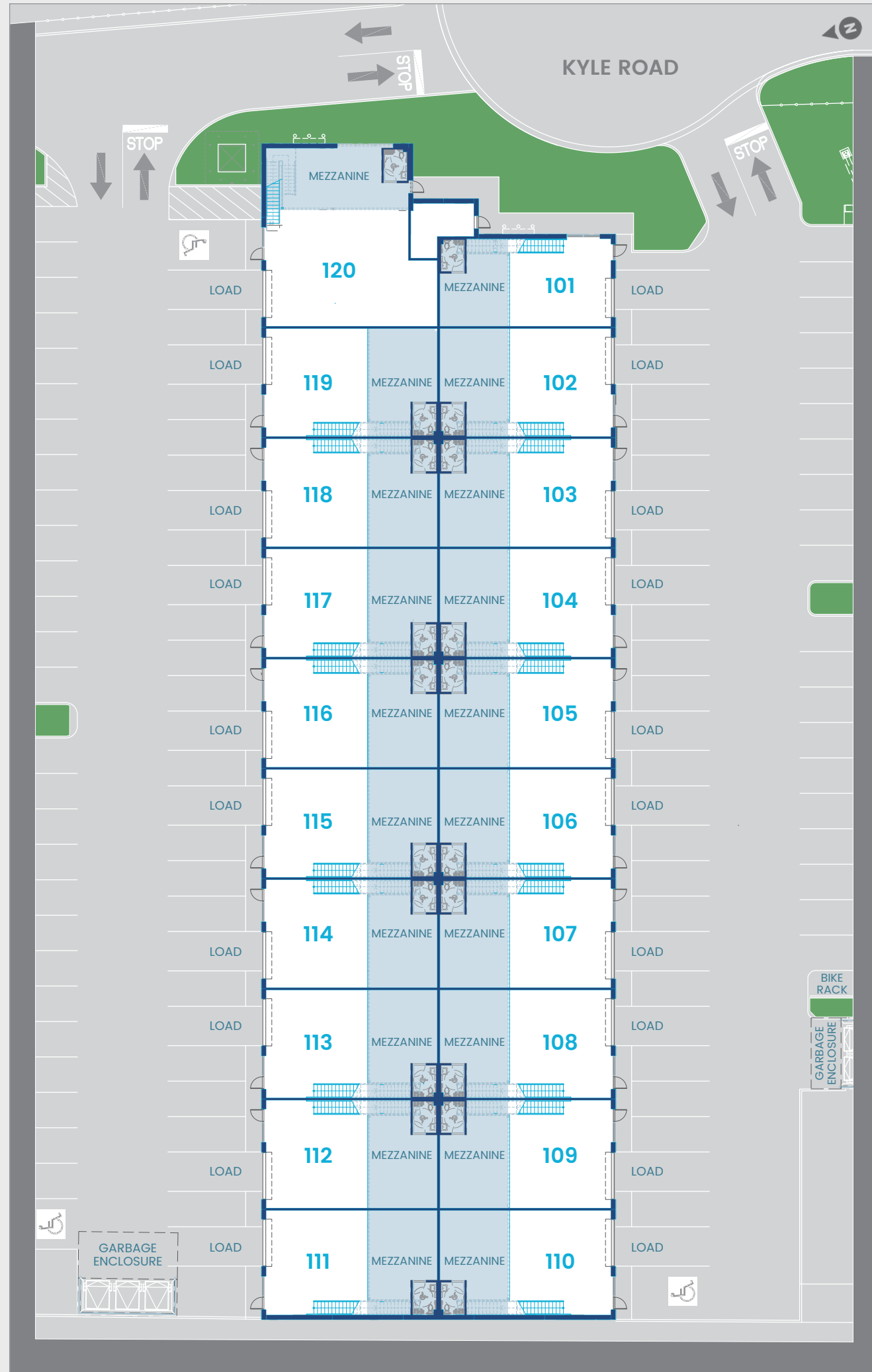


SPRINKLERS
Fully sprinklered for base building



FLOOR LOAD
• 300 lb/sf floor load capacity on ground floor
• 100 lb/sf floor load capacity on mezzanine

MARKETING PLAN



DEVELOPER



Kyle Kelowna offers businesses an excellent opportunity to claim their space in the fast-growing Kelowna region. World-class vineyards, a vibrant food and arts culture, great weather and natural beauty make the area not only a popular vacation spot but also an attractive place to live, bringing a constant influx of patrons and promising continued growth.

Booming demand has brought the industrial vacancy rate down to 0.5%—last year, developments from major players like Good2GoCo (an outdoor e-commerce company) and The Callahan Property Group added over 430,000 SF of new industrial inventory. Low interest rates are further encouraging investment in new industrial developments in the Kelowna market, which gives businesses a valuable opportunity to invest in well-positioned assets that will earn a significant return on investment for decades to come.

BENEFITS OF OWNERSHIP



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OUR VALUES

From day one, it has always been our goal to create the most innovative and functional buildings while providing exceptional value for customers. We do it through proactive forward thinking and a commitment of honest respect for the people and places we help develop.

OUR STRATEGY

We identify and invest in real estate development properties in mature and defined urban cores within Vancouver's Lower Mainland. By locating areas that exhibit drivers of intensification and a diminished supply of employment-generating real estate, we build valued properties that deliver excellent returns at low risks.



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