

Colliers



Large 33,500 SF Industrial Warehouse

A - 8775 Jim Bailey Crescent, Kelowna

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Property Profile

A - 8775 Jim Bailey Crescent
Kelowna, BC V4V 2L7

Legal
Strata Lot 1 Section
2 Township 20 ODYD
Strata Plan KAS2285

Building Area 33,500 SF approx.

Power Two 3-phase panels
with 200 amp each

Ceiling Height 20'

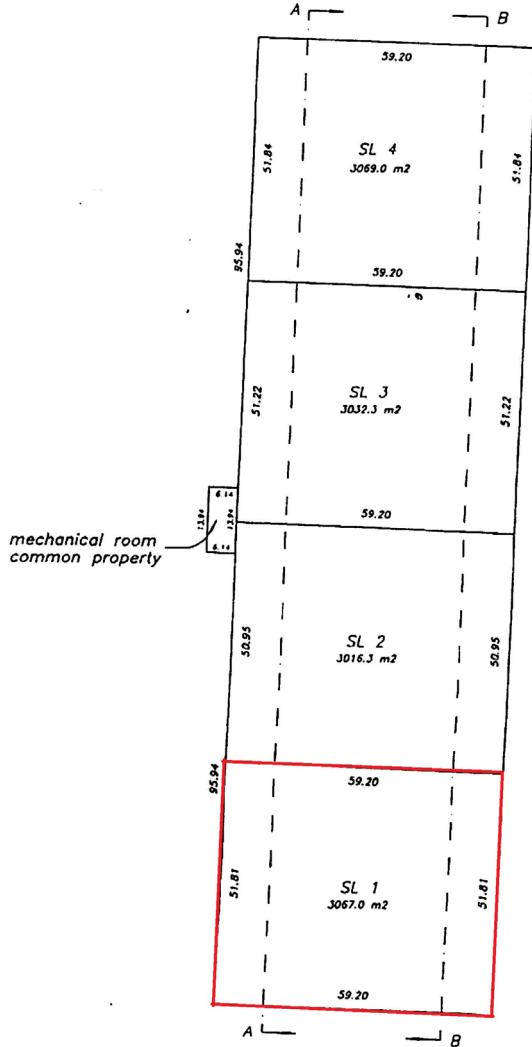
Loading 4 grade level overhead
doors
(3 front and 1 back)

Improvements 2-piece washroom,
unfinished wooden
mezzanine

Zoning I3, Heavy Industrial

Rate \$11.50 PSF plus
additional rent
estimated at \$3.70 PSF

Comments Great site access for
trucks with two points
of entry, one from each
side of the building.
The yard is paved with
lighting.



Large industrial
warehouse



Easy access to
highway



Established
industrial location



Great loading with
four bays

Zoning

I3, Heavy Industrial

Principal Uses:

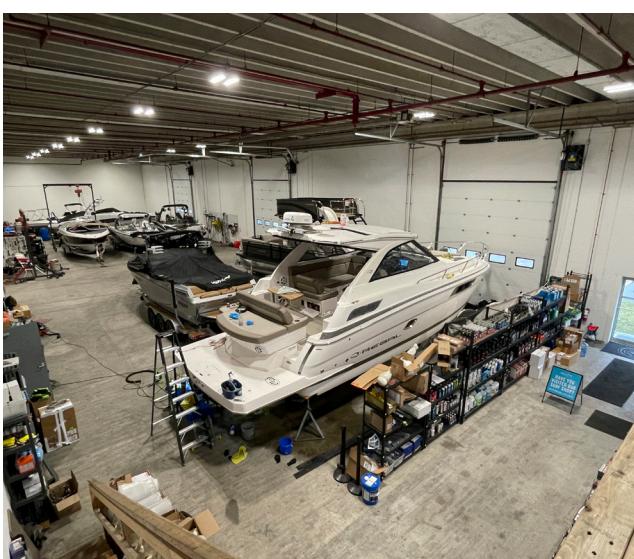
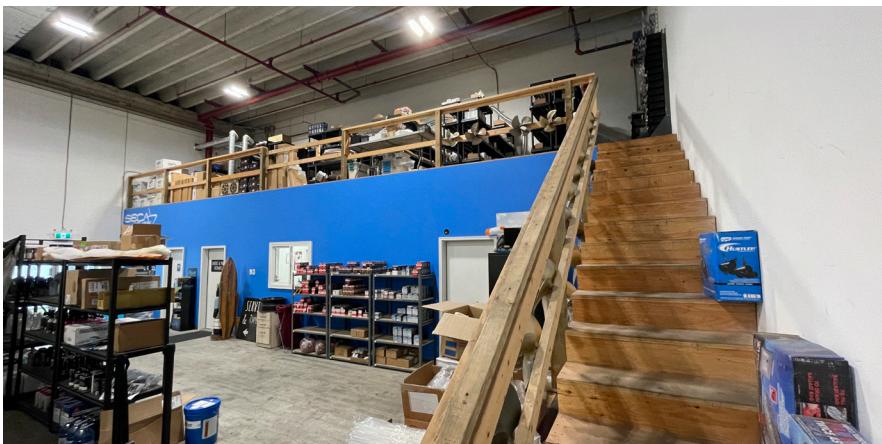
- analytical testing
- animal clinics, major
- breweries and distilleries, major
- breweries and distilleries, minor
- bulk fuel depots
- cannabis production facilities
- concrete and asphalt plants
- general industrial uses
- outdoor storage
- recycling depots
- recycling plants
- recycled materials drop-off centres
- utility services, minor impact
- utility services, major impact
- vehicle and equipment services, industrial
- wrecking yards

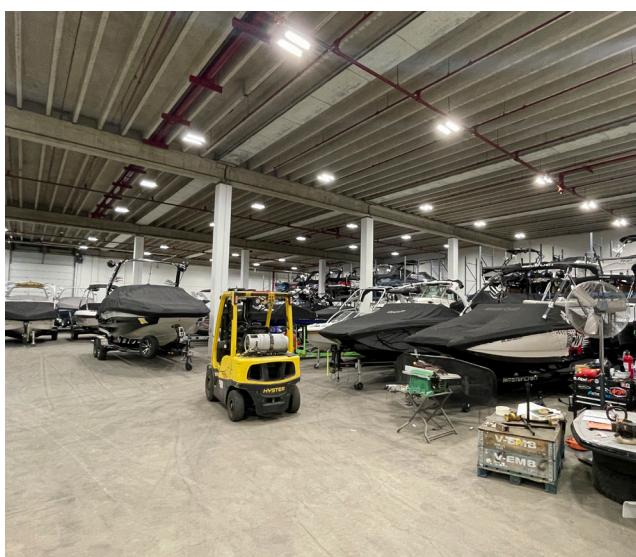
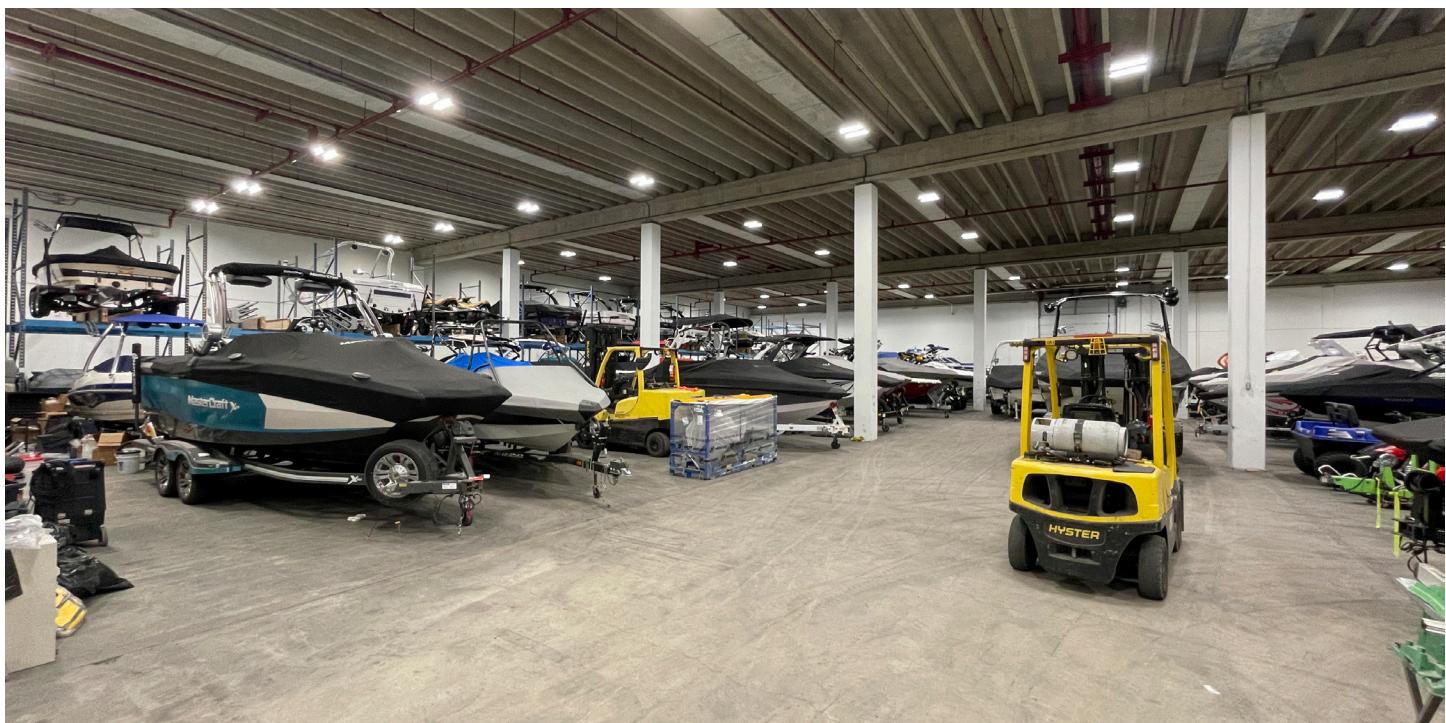


**City of Kelowna
Consolidated Zoning Bylaw No. 8000
15.3 I3, Heavy Industrial**

The purpose is to designate and preserve land for the orderly development of industrial uses which, due to appearance, noise, odour, emission of toxic wastes, or fire or explosive hazards may have detrimental effects on other zones.

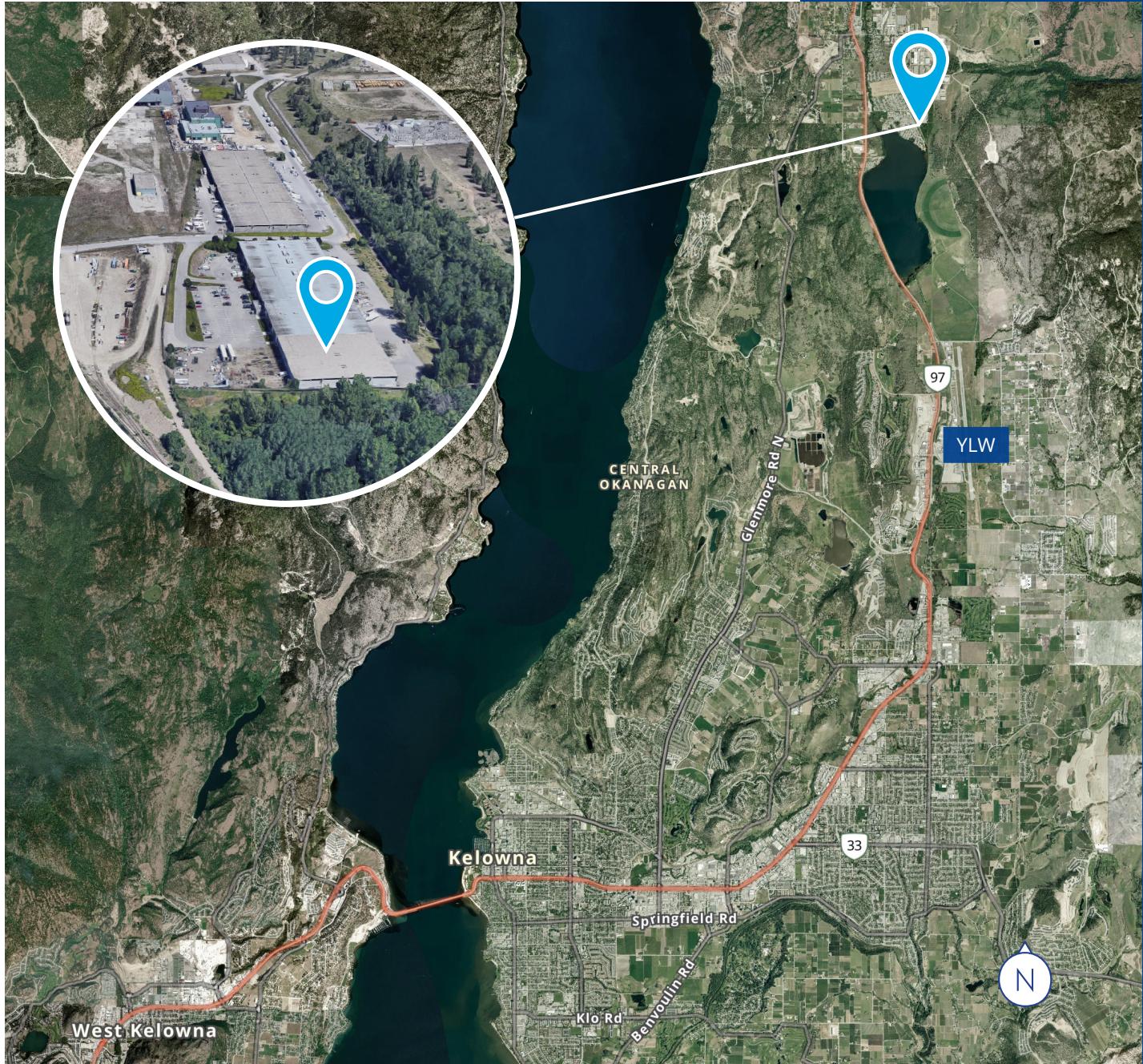
kelowna.ca





Easy access

Colliers



Highway 97 2.6 KM

Airport YLW 9 KM

Downtown Kelowna 20 KM

Downtown Vernon 34 KM

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