

The Colliers logo is located in the top left corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.

Colliers

The background of the advertisement is a photograph of a large, modern industrial warehouse. The building has a light grey metal exterior and a series of large, dark-framed doors. One of the doors is open, revealing a dark interior with some equipment. The building is situated on a paved lot with yellow parking lines. The sky is clear and blue.

For Lease

Large 33,500 SF Industrial Warehouse

A - 8775 Jim Bailey Crescent, Kelowna

Eric Weber

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Colliers Canada

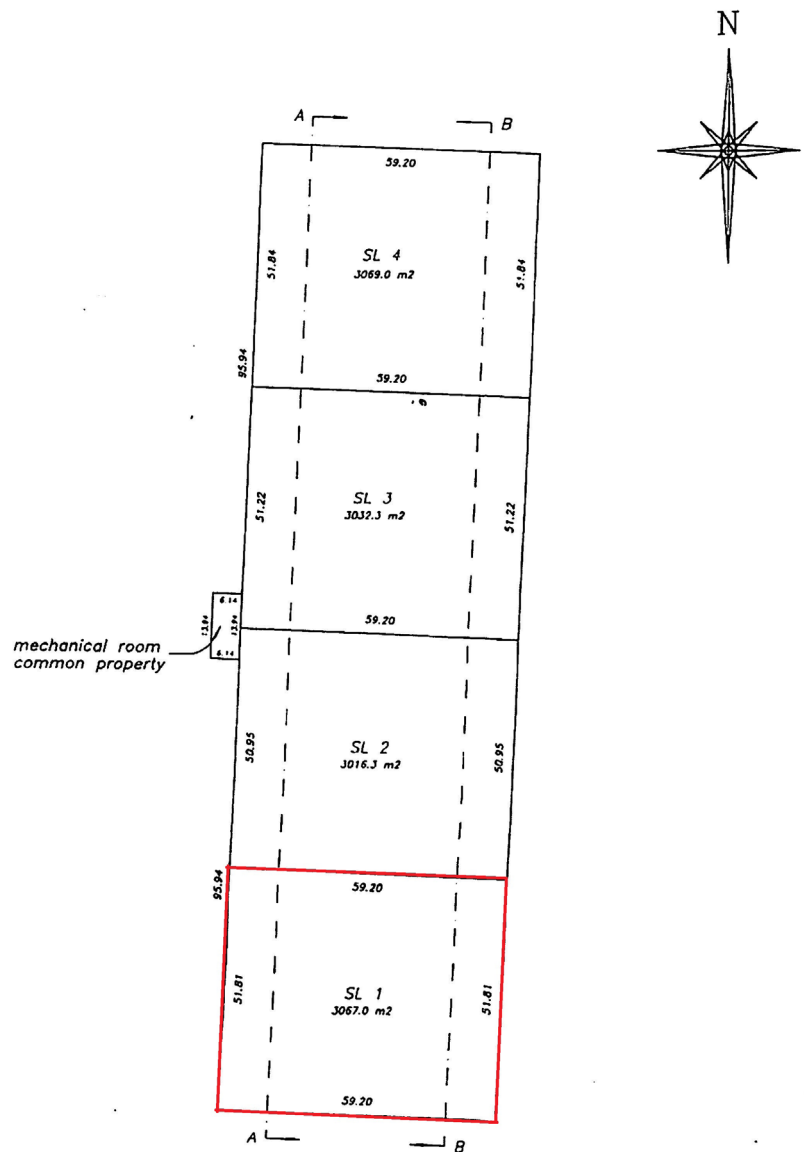
546 Leon Avenue, Suite 304
Kelowna, BC V1Y 6J6

collierscanada.com

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

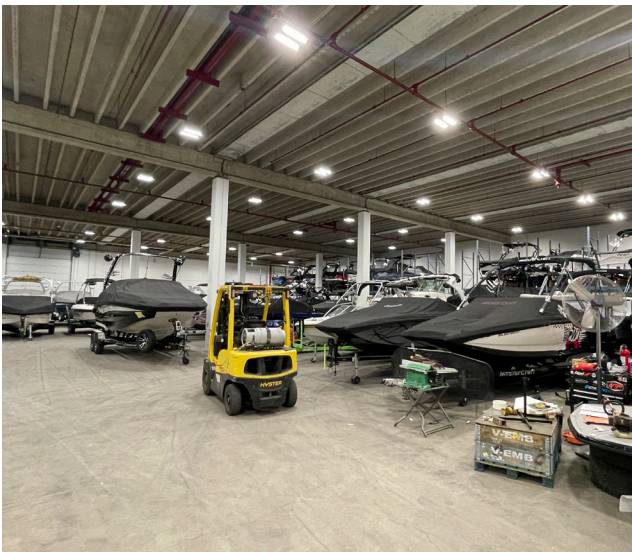


City of Kelowna Consolidated Zoning Bylaw No. 8000 15.3 I3, Heavy Industrial

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.

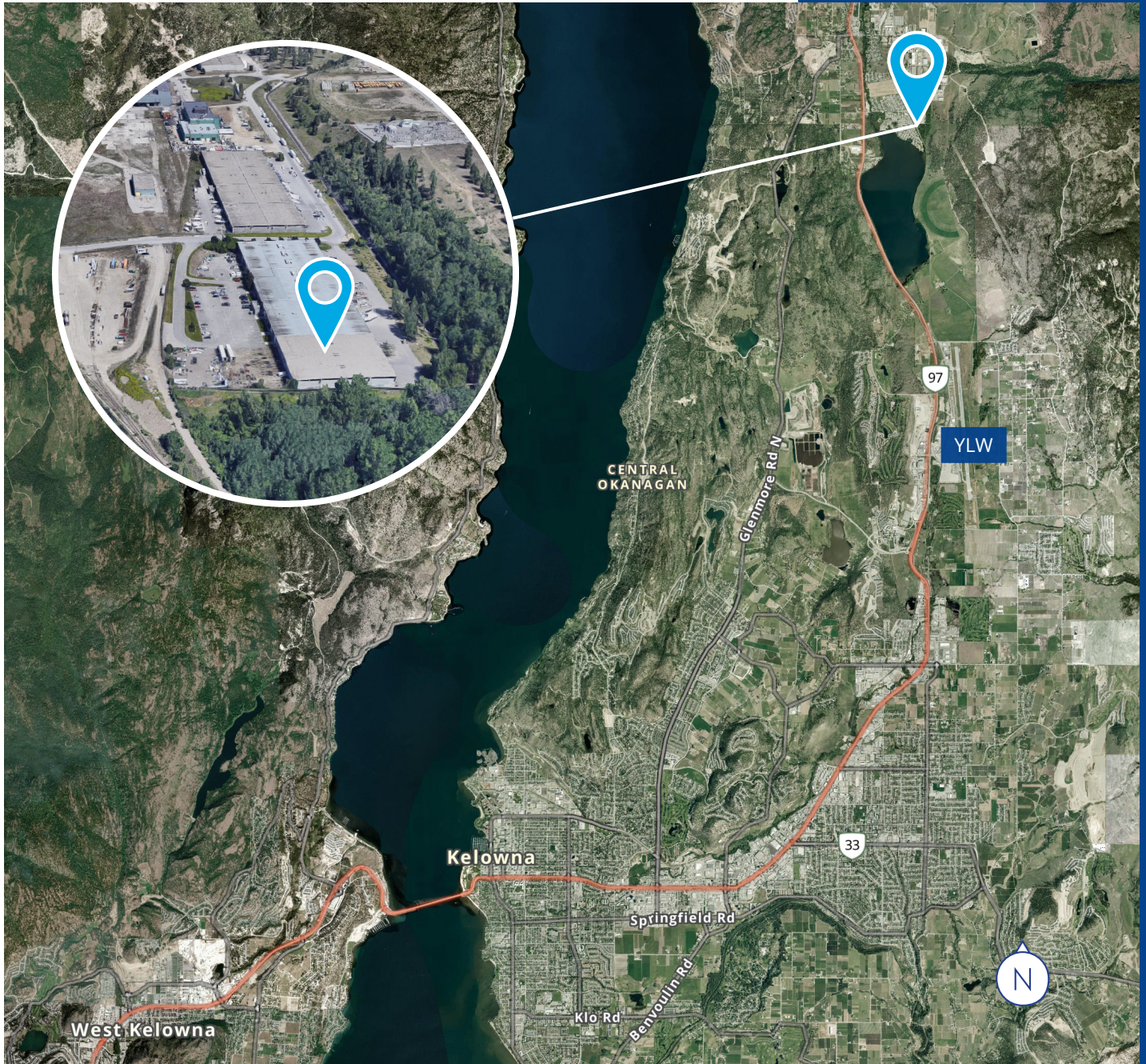
kelowna.ca





Easy access

Colliers



Highway 97 2.6 KM

Downtown Kelowna 20 KM

Airport YLW 9 KM

Downtown Vernon 34 KM

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