



HIGH QUALITY INDUSTRIAL UNIT BUILT IN 2023

**105 - 3100 CARRINGTON ROAD**  
WEST KELOWNA, BRITISH COLUMBIA

FOR SALE / FOR LEASE





PROJECT: 105 - 3100 CARRINGTON







# PROPERTY FEATURES



**ELECTRICITY**  
200 Amp 3 Phase



**OVERHEAD DOOR**  
12' x 12' grade loading



**CEILING HEIGHT**  
24' clear



**PARKING**  
5 parking stalls included



**HEATING**  
Gas fired unit heater



**COOLING**  
Air conditioning runs to 2nd floor



**LOCATION**  
Highway exposure to over 30,000 vehicles per day



**ZONING**  
Business Industrial, Service Commercial, Office, Residential & Ancillary Retail

# THE NUMBERS



**SIZES**  
3,830+/- SF



**SALE PRICE**  
\$1,214,000  
(\$317/SF)



**LEASE RATE**  
\$15/SF

Unique opportunity to purchase or lease a 3,830 square foot brand new industrial space in the highly desirable Carrington Business Park in West Kelowna. The unit features a 24' ceiling, 200-amp 3 phase power, 12' x 12' overhead door, two washrooms and five parking stalls. Excellent end user opportunity, available immediately. Carrington Business Park is strategically located in West Kelowna with highway exposure, offering easy access to Kelowna and nearby retail centres via Highway 97.

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# AMENITIES

## SHOPPING

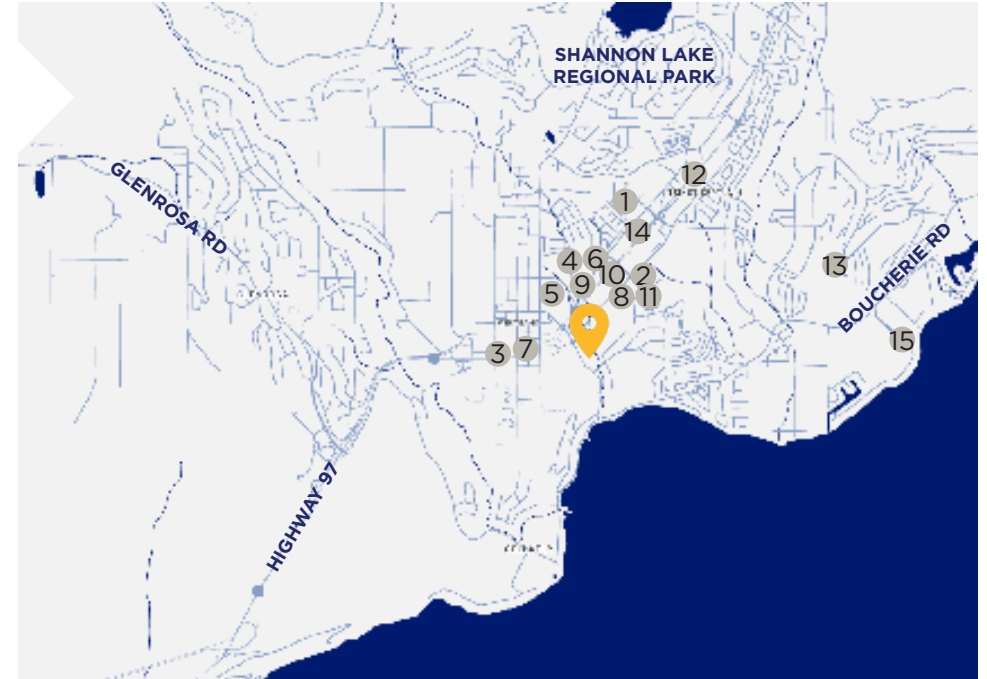
1. Walmart
2. Canadian Tire
3. Save-On-Foods
4. Real Canadian Superstore

## COFFEE

5. Blenz Coffee
6. Tim Hortons
7. Starbucks

## BUSINESSES / COMMUNITY

8. McDonald's
9. Value Village
10. Winners
11. The Home Depot
12. Prestige Collision & Glass
13. Mission Hill Winery
14. London Drugs
15. Frind Estate Winery



# THE COMMUNITY

The City of West Kelowna also known as 'the Westside' is home to more than 38,000 residents, making it the third largest city by population in the Okanagan. Sitting right across from Kelowna on Okanagan Lake, West Kelowna offers an abundance of parks, hiking trails, orchards and waterfronts for people to enjoy. Here you can tour the Westside Wine Trail, hike Mount Boucherie, walk or bike Gellatly Bay or grab fresh produce from the Westside Farm Loop. Many sectors make up the economy here including agriculture, lumber, tourism, construction and more.



# Let's chat.

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