

# FOR LEASE

205 ADAMS ROAD, KELOWNA, B.C.

- » BUILDING SIZE: 19,766 SF
- » LOT SIZE: 1.03 ACRES
- » DOCK & GRADE LOADING

FREESTANDING INDUSTRIAL BUILDING IN REID'S CORNER

DEMISING OPTIONS AVAILABLE



Marcus & Millichap

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## OPPORTUNITY

Marcus & Millichap is pleased to present a freestanding industrial leasing opportunity at Reid's Corner in Kelowna. 205 Adams Road (the "Subject Property") is a 19,766 SF industrial building on 1.03 acres, located near Highway 97, 7 minutes from Kelowna International Airport and 20 minutes from downtown. The Subject Property includes a showroom, demisable warehouse space, and multiple loading bays. Its location and layout make it well-suited for a range of industrial users in the Okanagan market.

## SALIENT DETAILS

**Civic Address:** 205 Adams Road, Kelowna, B.C.

**PID:** 004-484-452

**Lot Size:** 1.03 Acres

<b>Building Size:</b>	Warehouse	14,921 SF
	Office	4,845 SF
	Total:	19,766 SF

**Year Built:** 1983

**Clear Height:** 14'

**Loading Doors:** 1 Dock | 6 Grade

**Zoning:** I2 - General Industrial

**Availability:** Immediately

**Additional Rent:** \$7.82 PSF

**Asking Rent:** \$17.00 PSF



## HIGHLIGHTS

### Central Location



Located within the Reid's Corner Industrial Park within a 20-minute drive to Downtown Kelowna, 35-minute drive from Vernon and a 7-minute drive to Kelowna International Airport (YLW) which services multiple daily flights to Vancouver, Victoria, Prince George, Calgary, and Edmonton.



### Prominent Access

Nearby a traffic-light controlled, all turns intersection on Highway 97 (Harvey Avenue) which realizes 37,411 VPD along Highway 97.



### Sufficient Loading

7 loading bays — 1 dock with direct access to the main road for seamless transport, plus 6 grade-level doors.

### I2 General Industrial Permitted Uses:



- Automotive repair and servicing
- Equipment and vehicle sales/rentals
- Commercial storage
- Outdoor storage
- Light and heavy manufacturing
- Warehousing and distribution

# UNIT FEATURES



14' Clear Height



Grade Doors:  
5 (10' x 12')  
1 (10' x 10')



Dock Doors:  
1 (10' x 12')



3-Phase 960A/440V



Air-Conditioned Office



Heating System:  
Warehouse - Gas Fired  
Office - Electric



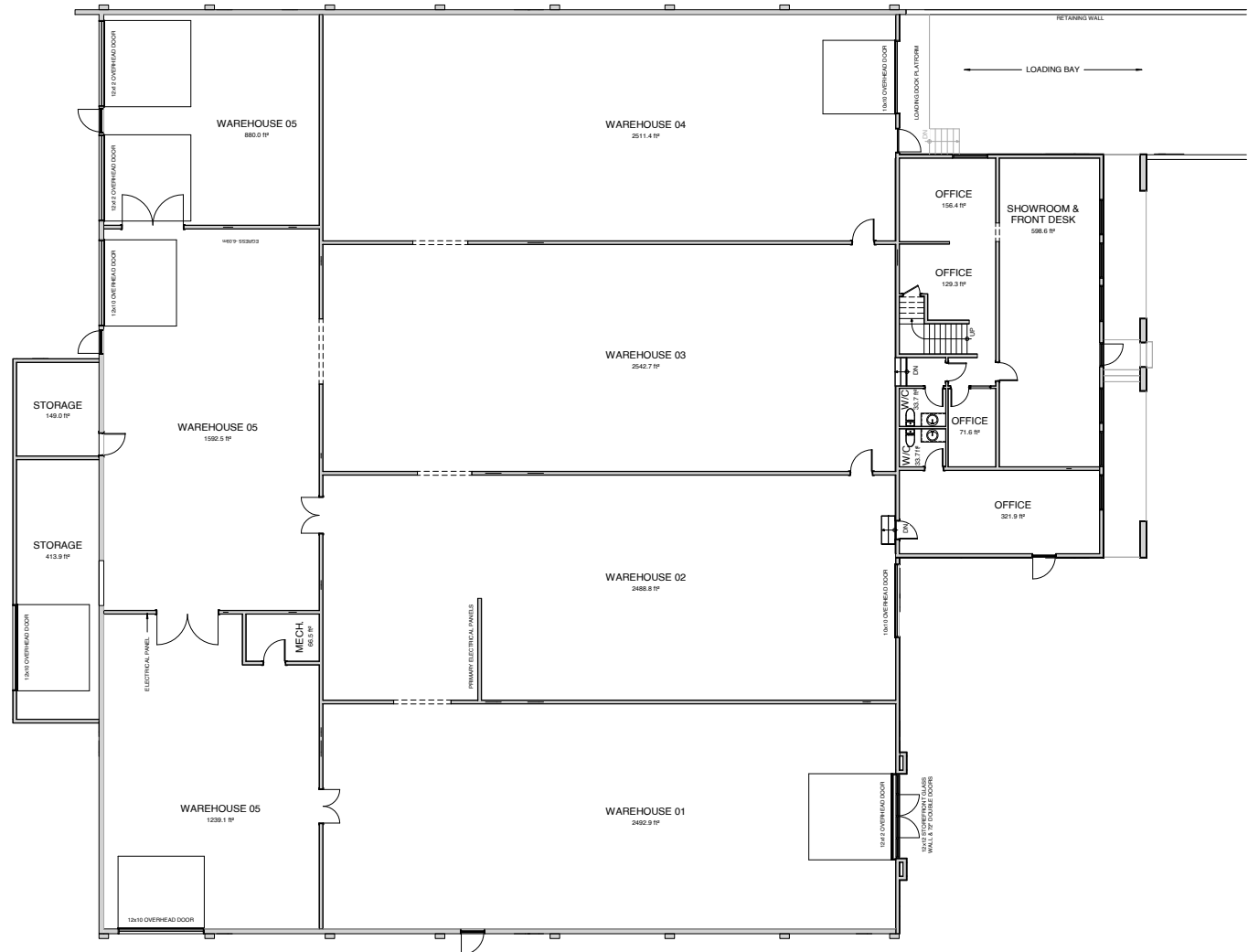
One (1) Showroom



Four (4) Bathrooms



Fifteen (15) Parking Stalls



ADAMS ROAD



INTERIOR PHOTOS





INTERIOR PHOTOS





## KELOWNA SUMMARY



### 3rd Largest Economic Region of B.C.

Greater Kelowna is the third largest populated and economic region behind Lower Mainland & Greater Victoria



### UBCO

Home to University of British Columbia Okanagan Campus with 12,000 students and a proposed campus expansion project of 460,000 square feet



### Tourism

Over 2,000,000 tourists annually, generating 13,000 jobs, \$204M in tax revenue and \$443M in direct spending



### Major Industries

Manufacturing, Construction, Agriculture, Retail Trade, Tourism



### Total Population

144,576



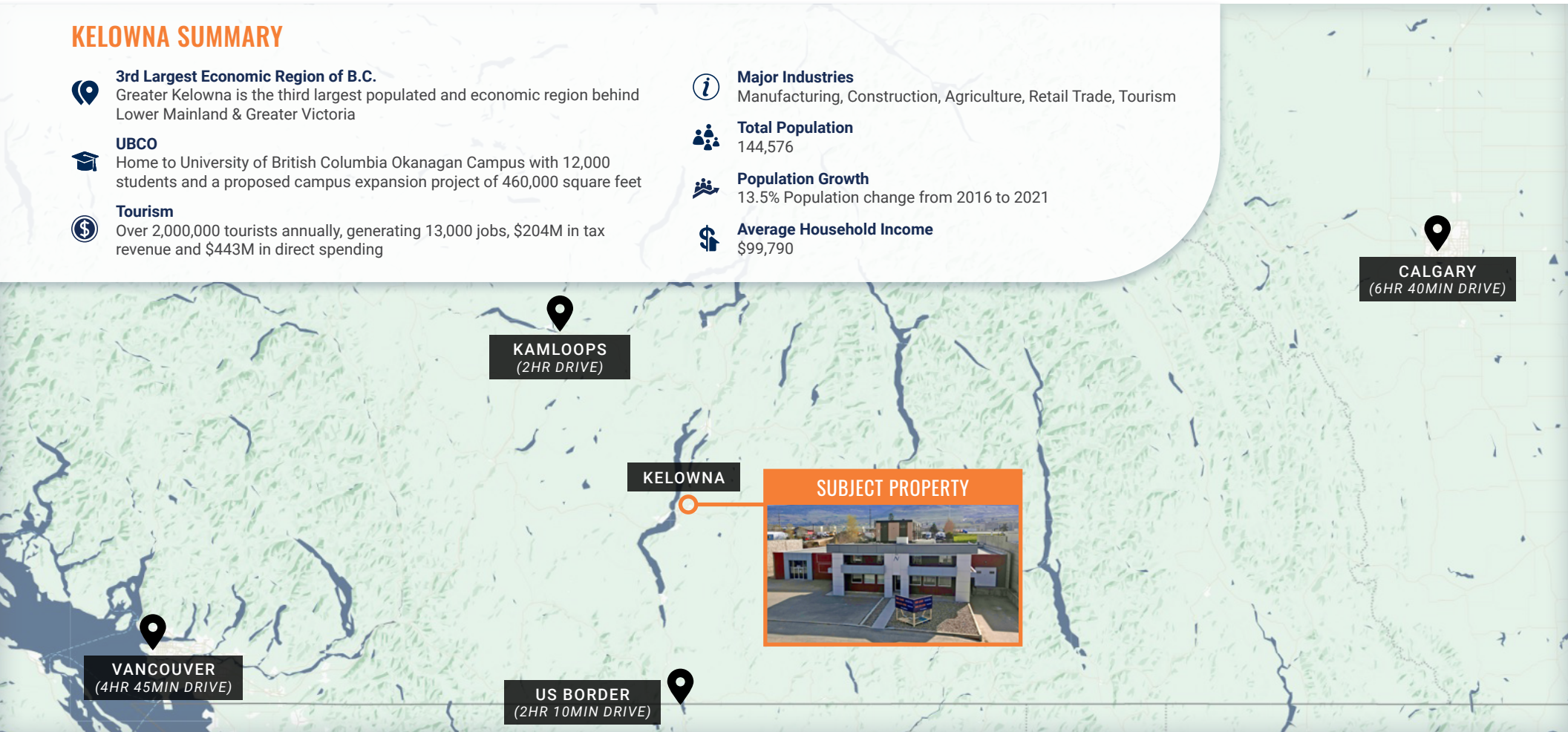
### Population Growth

13.5% Population change from 2016 to 2021



### Average Household Income

\$99,790



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