

1-715 EVANS COURT, KELOWNA
MOVE-IN READY INDUSTRIAL UNIT WITH OFFICE

**FOR
LEASE**



WILLIAM | WRIGHT

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1-715 Evans Court, Kelowna



Move-in ready industrial unit with office



Great central location with quick access to Hwy 97



Yard space available



Exterior signage opportunities

Salient Facts

Unit	Leasable Area	Basic Rent	Add. Rent	Overhead Door
1	± 1,630 SF	\$18.00/FT	\$5.32/FT	10FT X 10 FT
Parking	Zoning			
On-site	I2 (Light Industrial)			



Flexible unit spaces for your business

Move-in ready industrial unit with office available for lease. This is a great opportunity for any business looking for functional small to medium size light industrial space in one of the most accessible areas in Kelowna. There is abundant parking at the property and additional yard space is available. Each unit includes at least one grade level overhead door and there is the ability to install prominent exterior signage. Please contact the listing agent to receive more information and set up a tour.

Floorplan

UNIT 1

Main Floor

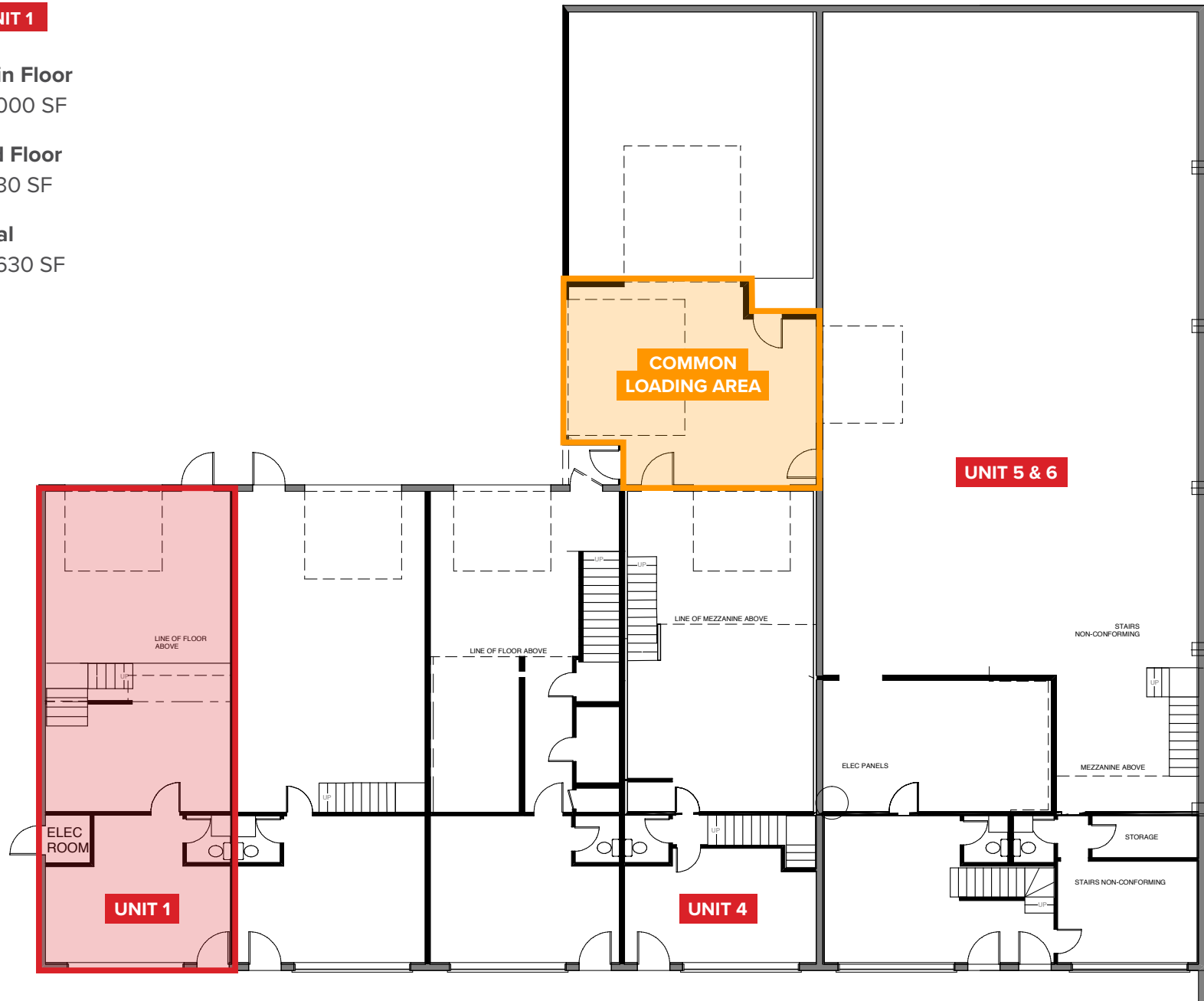
± 1,000 SF

2nd Floor

± 630 SF

Total

± 1,630 SF



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.





Minutes Away From Highway 97

The property is located just east of Highway 97, between McCurdy Corner and Reid's Corner. The property can be easily accessed by Highway 97 from Finns Road or Findlay Road. This central location makes it drivable and convenient for clients, visitors, and employees from all parts of the Central Okanagan.

For More Information, Contact

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**Centrally Located
to Service the Entire
Okanagan Valley**

