



## 3179 Appaloosa Road 1 Kelowna British Columbia

\$1,809,900

Brand New Construction with occupancy anticipated Summer 2026. Opportunity to purchase a premium industrial strata unit within a modern gated development in Kelowna's highly sought-after Appaloosa industrial corridor. Unit 1 offers approximately 5,151 sq.ft. including over 670 sq.ft of contemporary mezzanine office space, impressive 26-foot ceilings, and 2 large 12' x 14' grade-level bay doors. Built for functionality and long-term performance, the unit includes 3-phase 100 amp power, handicap-accessible washroom, and durable concrete construction throughout. This modern industrial strata development starts from 2,202 sq.ft. with the capacity to accommodate up to 20,506 sq.ft of contiguous space. The development features excellent natural light, generous parking, efficient pull-through access, loading dock and a fully gated and secured site. Flexible I2 Industrial zoning accommodates a wide variety of industrial and commercial uses including warehousing, distribution, trades, light manufacturing, and service commercial operations. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca