



1219 Commercial Way 100 Penticton British Columbia

\$12

Industrial unit offering approximately 4,827 sq ft of space with 16'6" ceiling height and 14' clearance to the underside of beams. Access is provided via an 11'8" overhead door, suitable for a variety of commercial or light industrial uses. The unit includes a 15' x 18' office, two dedicated storage rooms, and a mezzanine level for additional usable space. Common washroom facilities are shared with the neighbouring unit. The 60 ft by 12 ft hallway area is included as part of the rentable space and will be charged at fifty percent (50%) of the agreed lease rate. The property offers ample on-site parking, along with approximately 1,000 sq ft of yard space available directly in front of Unit 100 at a rate of \$3.00 per square foot. Lease terms include a Five-year term with an option to renew. Pricing is plus triple net. Please note, prospective tenants must have been in business for a minimum of 5 years. (id:6769)

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