



## 8307 Jones Flat Road 102 Summerland British Columbia

\$16

This state-of-the-art industrial/ commercial development offers excellent lease opportunities in a prime location with convenient access from Highway 97 in Summerland, BC. Five units remain, with completion expected by the end of 2025. Four units offer 1,550 sq. ft. main floors with 465 sq. ft. mezzanines, while the fifth features 2,012 sq. ft. with a 603 sq. ft. mezzanine. Units can be combined to suit larger business needs. Each unit includes a 10' x 12' overhead door and a storefront entrance, with the option to customize a vestibule for separate access to the main floor and mezzanine, ideal for accommodating two businesses, subleasing, or creating a customer service area. The lease rate is \$16 per sq. ft. plus additional rents, and a tenant improvement allowance of \$20 per sq. ft. is available, subject to lease terms. Constructed with high-quality pre-cast concrete tilt-up methods and energy-efficient design elements, the development ensures minimal utility costs. Additionally, the units are equipped with three-phase power, making them suitable for a wide range of business operations. This modern and functional development provides the perfect space for businesses seeking efficiency, flexibility, and a prime location. (id:6769)

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