



## 131 Tilley Road Kelowna British Columbia

\$6,195,000

Prime Industrial Property with Large Yard Space at 131 Tilley Road, Kelowna, BC This impressive industrial property, built in 2003, is set on a substantial 1.915-acre lot, offering extensive yard space along with approximately 12,000 sq. ft. two-story warehouse. Located in Kelowna's bustling industrial zone, this property is a perfect fit for businesses needing flexibility and room for growth. Property Highlights:

- o Building Size: 12,000 sq. ft. total, including 11,000 sq. ft. on the main floor and 1,000 sq. ft. on the second floor--optimized for operational efficiency.
- o Land Area & Yard Space: Expansive 1.915 acres with a large yard area, ideal for parking, outdoor storage, equipment staging, or potential property expansion.
- o Zoning: I3 - Flexible zoning supports various industrial and commercial activities, from warehousing to light manufacturing.

Key Features:

Permitted Uses: With I3 zoning, this property supports a broad range of industrial activities:

1. Manufacturing & Assembly
2. Warehousing & Distribution
3. Transportation Terminals
4. Storage Yards - Ideal use of the large yard space for heavy equipment, vehicles, and materials.
5. Wholesale Trade
6. Contractor Services
7. Recycling & Salvage
8. Utilities & Public Services
9. Research Labs
10. Transportation Equipment Repair

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