



## 2638 Kyle Road West Kelowna British Columbia

\$15

Exceptional opportunity to lease a premium industrial facility in the highly sought-after Kyle Road Business Park in West Kelowna. This standalone building offers approximately 45,785 SF, including a 42,931 SF warehouse and 2,855 SF mezzanine, ideal for distribution, warehousing, and light industrial users. Featuring 32' clear ceilings, the property offers excellent cubic capacity, along with six dock doors with hydraulic levelers and one 12' x 14' grade-level door for efficient loading. The building is equipped with 400-amp, 600V, 3-phase power, ESFR sprinklers for high-clearance storage, and polished concrete floors (500 lbs/sf load capacity). Additional features include a functional mezzanine, accessible ground-floor washroom, 23 parking stalls, LED lighting, and provisions for future HVAC and EV charging. Ideally located with convenient access to major transportation routes, this is a rare opportunity to secure large-format industrial space in a premier West Kelowna business park. (id:6769)

Listing Presented By:



Originally Listed by:

Coldwell Banker Horizon Realty



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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