



# 3440 Circuit Road 103 Kelowna British Columbia

\$20

Welcome to unit 103 at Stratosphere -- the next generation of industrial strata real estate in the Okanagan Valley offering a rare opportunity to lease industrial space developed by Beedie. Conveniently located immediately off Highway 97, Stratosphere offers unparalleled access to the Okanagan's primary arterial routes and unrivalled transportation advantage through the Interior. Adjacent to Kelowna International Airport, Stratosphere is the latest addition to Airport Business Park and the last remaining large-scale industrially zoned development site of over 5 acres situated close to Kelowna's core. Known as Kelowna's Northern Gateway, the +/- 70-acre business park backs onto the University of British Columbia's (UBC) Okanagan campus and is comprised of unique mixed commercial. Unit 103 offers a total of 10,123 SF of general industrial space (Ground: 8,050 SF Mezzanine: 2,073 SF), 1 grade load door (12' x 14'), 2 dock loading doors (8'6" x 10'), 15 parking stalls, 1 skylight, 28' clear ceiling height in the warehouse and 10' in the mezzanine, 1 accessible washroom, high efficiency LED fixtures, gas-fired unit heaters, 200 amps at 347/600 volts per bay, ceiling fans located near loading doors, ESFR sprinkler system and a 500 lbs/SF live load warehouse floor load capacity. (id:6769)

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