



## 1445 Stevens Road West Kelowna British Columbia

\$20

Centrally located industrial end-cap for sublease in the West Kelowna Business Park. This is a large format industrial space totalling approx. 12,173 SF, that offers flexibility in sizing based on potential demising options. Unit 110 located at the corner of the building includes approx. 3,995 SF of open warehouse space and features both a grade-level loading bay and a dock-level loading bay to the rear of the building, interior ceiling heights of up to 28 FT, 2 washrooms and a prominent front window display towering up to 2 floors in height. Units 120 & 130 being offered as a single unit, are totalling approx. 8,178 SF with 5 individual offices, a large reception/office, open warehouse space, staff area, storage rooms, washrooms and a small mezzanine area. Warehouse space features 2 dock-level loading bays and 2 grade-level loading bays one of which is over sized and ceiling heights up to 28 FT. This modern business park provides easy access from Highway 97 S via Ross Rd and Westlake Rd. The complex is only 8 minutes from Westbank Centre and 9 minutes from downtown Kelowna. Zoned I1 - Light Industrial. Unit is clean, well maintained, and available immediately. (id:6769)

Listing Presented By:



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RE/MAX Kelowna

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