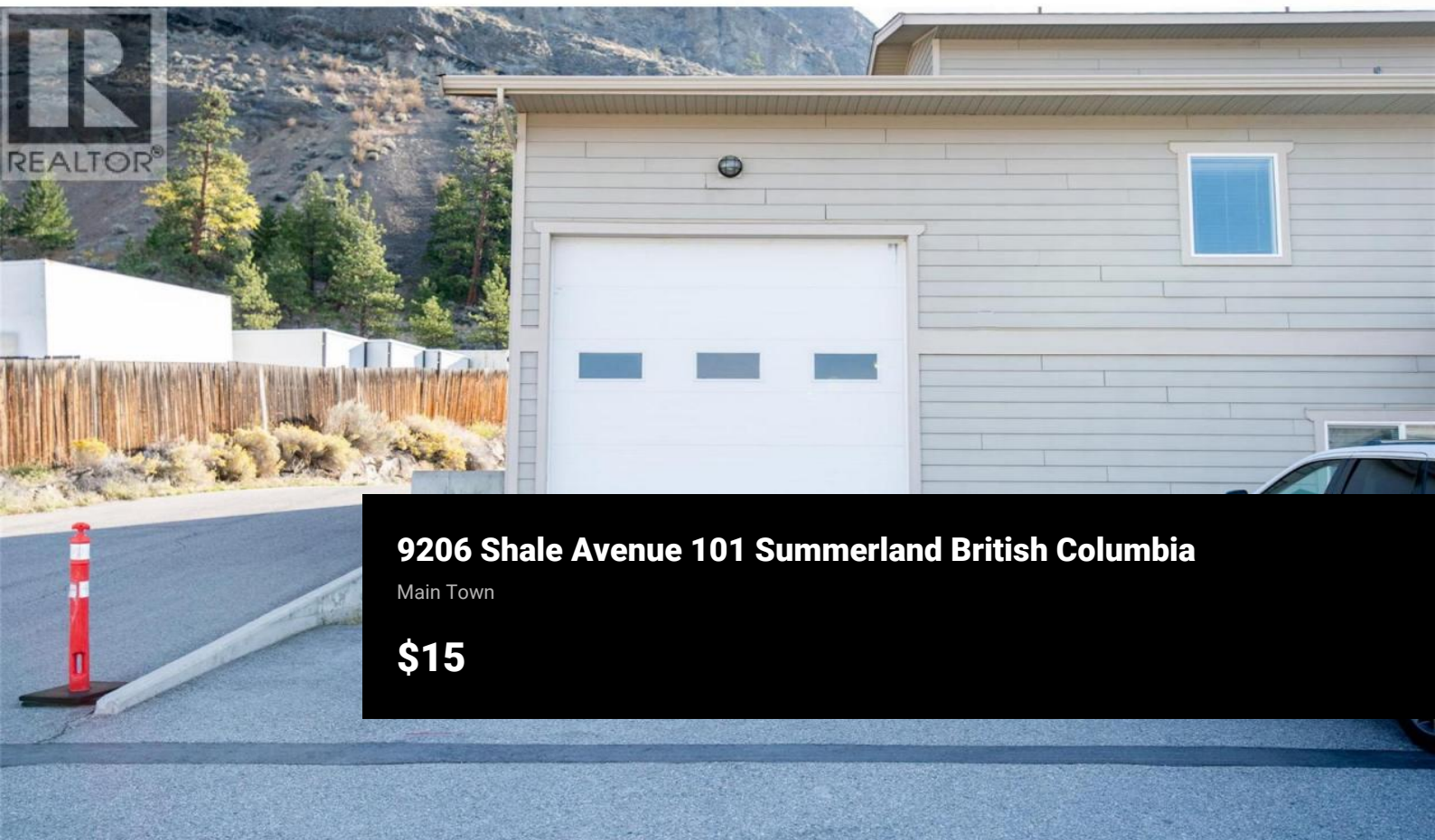
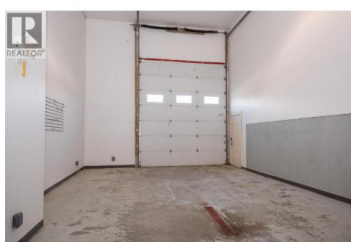




9206 Shale Avenue 101 Summerland British Columbia

Main Town

\$15



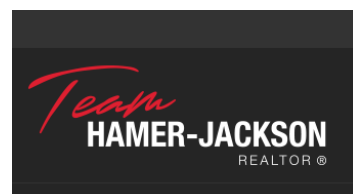
Industrial/commercial space available for lease within a well-maintained mixed-use building in a key industrial area of Summerland. \$15/sq.ft. base rent + ~ \$4.25/sq.ft. NNN. The space is laid out over two levels -- ground-floor workshop/warehouse space with a 19' clear ceiling and a front-facing 14'H x 12'W grade-level bay door, plus second-floor office space above. The unit shares the building with Crush Dynamics Inc. (Unit 102) and benefits from a paved yard with dual access, ample on-site parking, and additional Seacan storage at the rear. M2 Heavy Industrial zoning supports a wide range of permitted uses -- warehousing, light industrial, contractor, or service-commercial operations -- making this a turnkey opportunity with immediate availability. (id:6769)

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